



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# **44-20 - REQUIRED ACCESSORY OFF-STREET PARKING SPACES**

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## 44-20 - REQUIRED ACCESSORY OFF-STREET PARKING SPACES

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LAST AMENDED  
12/5/2024

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## 44-21 - General Provisions

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LAST AMENDED  
12/5/2024

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 [44-232](#) (Waiver of Requirements for Spaces Below Minimum Number) or, for certain #uses#, below the #lot area# or establishment size thresholds set forth in Section [44-233](#) (Waiver of requirements for certain small zoning lots or establishments);
- (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).

For the purposes of applying the loading requirements of this Chapter, #uses# are grouped into the following Parking Requirement Categories (PRC) based on how requirements are measured. The specific designations for #uses# are set forth in the Use Group tables.

Parking Requirement Category	Type of Requirement
PRC-A	square feet of #floor area#
PRC-B	person-rated capacity
PRC-C	square feet of #lot area#
PRC-D	square feet of #floor area#, or number of employees

PRC-E	number of beds
PRC-F	guest rooms or suites
PRC-G	other

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

Parking Requirement Category	PRC - A				PRC - B			C
	A1	A2	A3	A4	B1	B2	B3	
Unit of Measurement	per square feet of #floor area# <sup>1</sup>				per persons-rated capacity			per square feet of #lot area# 3,4
M1-1 M1-2 M1-3 M2-1 M2-2 M3-1 Districts without an A suffix  M1, M2 M3 Districts with an A suffix outside the #Greater Transit Zone#	1 per 200	1 per 300	1 per 300 2	1 per 600	1 per 8	1 per 8	1 per 10	1 per 500
M1-4 M1-5 M1-6 M2-3 M2-4 M3-2 Districts without an A suffix  M1, M2 M3 Districts with an A suffix within the #Greater Transit Zone#	None required	None required	None required	None required	None required	None required	None required	None required

<sup>1</sup> For ambulatory diagnostic or treatment facilities listed in Use Group III(B), #cellar# space, except #cellar# space used for storage shall be included

to determine parking requirements.

2 Parking requirements for #uses# in PRC-A3 may be reduced by permit of the Board of Standards and appeals in accordance with the provisions of Section [73-44](#).

3 In the case of golf driving ranges, the requirements in this table apply only to that portion of the range used for tees.

4 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.

Parking Requirement Category	PRC - D		PRC - E			PRC - F	
	D1	D2	E1	E2	E3	F1	F2
Unit of Measurement	per square feet of #floor area# or per employees <sup>5</sup>		per bed			per guest room or suites	
M1-1 M1-2 M1-3 M2-1 M2-2 M3-1 Districts without an A suffix  M1, M2 M3 Districts with an A suffix outside the #Greater Transit Zone#	1 per 1,000 sq ft or 1 per 3 employees, whichever will require a larger number of spaces	1 per 2,000 sq ft or 1 per 3 employees, whichever will require a larger number of spaces	1 per 5 <sup>6</sup>				1 per 8
M1-4 M1-5 M1-6 M2-3 M2-4 M3-2 Districts without an A suffix  M1, M2 M3 Districts with an A suffix within the #Greater Transit Zone#	None required	None required	1 per 10 <sup>6</sup>	n/a	n/a	1 per 1	None required

5 For predominantly open storage of miscellaneous #uses# or predominantly open #manufacturing# #uses#, the #lot area# used for such #uses# shall be considered as #floor area# for the purposes of these requirements.

6 Parking requirements for #uses# in PRC-E1 are in addition to area utilized for ambulance parking.

Parking Requirement Category	PRC - G					
	Agricultural #uses#	Outdoor racket courts	Outdoor skating rinks	Seminaries	#Schools#	Museums or non-commercial art galleries
Unit of Measurement	per square feet of #lot area# used for selling purposes	per court	per square feet of #lot area#	per square feet of #floor area# used for classrooms, laboratories, student centers or offices	per square feet of #floor area#	per square feet of #floor area#
M1-1 M1-2 M1-3 M2-1 M2-2 M3-1 Districts without an A suffix  M1, M2 M3 Districts with an A suffix outside the #Greater Transit Zone#	1 per 1,000	1 per 2	1 per 800	1 per 1,000		
					None required	None required

M1-4 M1-5 M1-6 M2-3 M2-4 M3-2 Districts without an A suffix	None required	None required	None required	None required			
M1, M2 M3 Districts with an A suffix within the #Greater Transit Zone#							

Parking Requirement Category	PRC - G (continued)							
	Court houses	Fire or Police stations	Prisons	Docks	Camps, overnight and day	Post Offices	Funeral Establishments	Riding academies or stables
Unit of Measurement	per square feet of #floor area#	per square feet of #floor area#	per beds- rated capacity	see Section <a href="#">62-43</a>	per square feet of #lot area# or per employees	per square feet of #floor area#	per square feet of #floor area#	per square feet of #floor area#
M1-1 M1-2 M1-3 M2-1 M2-2 M3-1 Districts without an A suffix	1 per 600		1 per 10			1 per 1,200	1 per 400	
M1, M2 M3 Districts with an A suffix outside the #Greater Transit Zone#		None required		see Section <a href="#">62-43</a>	1 per 2,000 or 1 per 3			None required

M1-4 M1-5 M1-6 M2-3 M2-4 M3-2 Districts without an A suffix	None required	None required			None required	None required
M1, M2 M3 Districts with an A suffix within the #Greater Transit Zone#						

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## 44-22 - Special Provisions for a Single Zoning Lot With Uses Subject to Different Parking Requirements

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LAST AMENDED  
12/5/2024

M1 M2 M3

In all districts, as indicated, where any #building# or #zoning lot# contains two or more #uses# having different parking requirements as set forth in Section [44-21](#) (General Provisions), the parking requirements for each type of #use# shall apply to the extent of that #use#.

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## 44-23 - Waiver of Requirements for Spaces Below Minimum Number or Certain Small Zoning Lots, Developments or Enlargements

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LAST AMENDED  
6/6/2024

M1 M2 M3

In all districts, as indicated, the requirements for accessory off-street parking spaces shall be subject to the waiver provisions of this Section.

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## 44-231 - Exceptions to application of waiver provisions

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LAST AMENDED  
12/5/2024

M1 M2 M3

In all districts, as indicated, the waiver provisions of Section [44-232](#) (Waiver of requirements for spaces below minimum number) shall not apply to the following types of #uses#:

- (a) #Uses# within parking requirement category D;

(b) The following #commercial# #uses# in parking requirement categories F or G:

Camps, overnight or day

#Motels# or #tourist cabins#

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## 44-232 - Waiver of requirements for spaces below minimum number

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LAST AMENDED

6/6/2024

M1 M2 M3

In all districts, as indicated, subject to the provisions of Section [44-231](#) (Exceptions to application of waiver provisions), the parking requirements set forth in Sections [44-21](#) (General Provisions) or [44-22](#) (Special Provisions for a Single Zoning Lot With Uses Subject to Different Parking Requirements) shall not apply to #commercial# #uses#, or #community facility# #uses#, if the total number of #accessory# off-street parking spaces required for all such #uses# on the #zoning lot# is less than the number of spaces set forth in the following table:

District	Number of Spaces
M1-1 M1-2 M1-3 M2-1 M2-2 M3-1	15
M1-4 M1-5 M1-6 M2-3 M2-4 M3-2	40

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## 44-233 - Waiver of requirements for certain small zoning lots or establishments

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LAST AMENDED

6/6/2024

M1 M2 M3

In all districts, as indicated, the parking requirements of Section [44-21](#) (General Provisions) for certain #uses# shall be waived in accordance with this Section:

- (a) For #uses# in PRC-D1, no #accessory# off-street parking requirements shall apply where either the #floor area# allocated to such #use# is less than 7,500 square feet or the number of employees is fewer than 15;
  - (b) For #uses# in PRC-D2, no #accessory# off-street parking requirements shall apply where either the #floor area# allocated to such #use# is less than 10,000 square feet or the number of employees is fewer than 15; and
  - (c) For camps, overnight or day, parking requirements, no #accessory# off-street parking requirements shall apply where either the #lot area# is less than 10,000 square feet or the number of employees is fewer than 10.
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## 44-24 - Waiver of Requirements for All Zoning Lots Where Access Would be Forbidden

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LAST AMENDED

12/15/1961

M1 M2 M3

In all districts, as indicated, the requirements set forth in Sections [44-21](#) (General Provisions) or [44-22](#) (Special Provisions for a Single Zoning Lot With Uses Subject to Different Parking Requirements) shall not apply to any #building# or #zoning lot# as to which the Commissioner of Buildings has certified that there is no way to arrange the required spaces with access to the #street# to conform to the provisions of Section [44-43](#) (Location of Access to the Street).

The Commissioner of Buildings may refer such matter to the Department of Transportation for a report, and may base a determination on such report.

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## 44-25 - Special Provisions for Zoning Lots Divided by District Boundaries

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LAST AMENDED

12/5/2024

M1 M2 M3

In all districts, as indicated, whenever a #zoning lot# is divided by a boundary between districts having different requirements for #accessory# off-street parking spaces, the provisions set forth in Article VII, Chapter 7, shall apply.

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## 44-26 - Special Provisions for Expansion of Existing Manufacturing Buildings

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LAST AMENDED

12/5/2024

M1 M2 M3

In all districts, as indicated, whenever an existing #manufacturing# #building# is expanded pursuant to the provisions of Section [43-121](#) (Expansion of existing manufacturing buildings), the City Planning Commission may reduce, up to a maximum of 40 spaces, the parking requirements of Sections [44-21](#) (General Provisions) or [44-22](#) (Special Provisions for a Single Zoning Lot With Uses Subject to Different Parking Regulations), provided the Commission certifies:

- (a) that because of site limitations such a reduction is necessary for the proper design and operation of the #manufacturing# #building#; and
- (b) that off-site parking and mass transit facilities are adequate to satisfy the additional parking demand generated by the expansion.

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## 44-27 - Parking Regulations for Zoning Lots Containing Self-Service Storage Facilities in Designated Areas

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LAST AMENDED

12/5/2024

M1-1 M1-2 M1-3 M2-1 M2-2 M3-1

In the Districts indicated, in designated areas within #Manufacturing Districts# in Subarea 1, as shown on the maps in

APPENDIX J (Designated Areas Within Manufacturing Districts) of this Resolution, the provisions of Section [44-21](#) (General Provisions) are modified as set forth in this Section for all #uses# within the #industrial floor space#.

For any #zoning lot# containing a #self-service storage facility# that meets the requirements of paragraphs (d)(1) or (d)(2)(i) of Section [42-193](#) (Use Group IX – use subject to additional conditions), #accessory# off-street parking spaces, open or enclosed, shall not be required for #uses# within #industrial floor space#, where all such #uses# occupy less than 10,000 square feet of #floor area# or have fewer than 15 employees. For #industrial floor space# on such #zoning lots# where such #uses#, in total, occupy at least 10,000 square feet of #floor area# or have 15 or more employees, #accessory# off-street parking spaces, open or enclosed, shall be required for all #uses# within the #industrial floor space# at the rate of one space per 2,000 square feet of #floor area#, or one space per three employees, whichever will require fewer spaces.