Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

44-20 - REQUIRED ACCESSORY OFF-STREET PARKING SPACES

File generated by https://zr.planning.nyc.gov on 11/22/2026

44-20 - REQUIRED ACCESSORY OFF-STREET PARKING SPACES

LAST AMENDED
12/5/2024

44-21 - General Provisions

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#** 1				**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

1 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** 5		**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 lesser number of spaces	1 per 5 6				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 6	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 fe 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 re
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		

Parking Requirement Category	PRC - G (continued)							
	Court houses	**Fire or Police stations**	**Prisons**	**Docks**	**Camps, overnight and day**	**Post Offices**	**Funeral Establishments**	**Riding or**
Unit of Measurement	**per square feet of #floor area#**	**per square feet of #floor area#**	**per beds-rated capacity**	**see Section 62-43**	**per square feet of #lot area# or per employees**	**per square feet of #floor area#**	**per square feet of #floor area#**	**per sq #flo**

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 600	None required	1 per 10	see Section 62-43	1 per 2,000 or 1 per 3	1 per 1,200	1 per 400	None
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	

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

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#.

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

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.

44-231 - Exceptions to application of waiver provisions

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#

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

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 M1, M2, M3 Districts with an A suffix outside the #Greater Transit Zone#	15

M1-4 M1-5 M1-6 M2-3 M2-4 M3-2 M1, M2, M3 Districts with an A suffix within the #Greater Transit Zone#	40

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

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.

44-24 - Waiver of Requirements for All Zoning Lots Where Access Would be Forbidden

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.

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

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.

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

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.

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

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.