Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
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36-21 - General Provisions

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36-21 - General Provisions

LAST AMENDED
12/5/2024

C1 C2 C3 C4 C5 C6 C7 C8

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 #developments# after December 15, 1961, for the #commercial# or #community facility# #uses# listed in the table. If an #enlargement# results in a net increase in the #floor area# or other applicable unit of measurement specified in the table, the same requirements set forth in the table shall apply to such net increase in the #floor area# or other specified unit of measurement. In addition, all other applicable requirements of this Chapter shall apply as a condition precedent to the #use# of such #development# or #enlargement#.

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 that may be accommodated by such #uses#.

The requirements of this Section shall be waived in the following situations

(a) when, as a result of the application of such requirements, a smaller number of spaces would be required than is specified by the provisions of Section 36-23 (Waiver of Requirements for

Spaces Below Minimum Number);

(b) when the Commissioner of Buildings has certified, in accordance with the provisions of Section 36-24 (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 36-53 (Width of Curb Cuts and Location of Access to the Street); and

(c) for certain #zoning lots#, #developments# or #enlargements# below minimum thresholds pursuant to Section 36-25 (Waiver for Certain Small Zoning Lots or Establishments).

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 COMMERCIAL OR COMMUNITY FACILITY USES

Parking Requirement Category	**PRC - A**				**PRC - B**			**PRC - 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#** 4
C1-1 C2-1 C3 C4-1	1 per 100	1 per 150	1 per 150 [2, 3]	1 per 400	1 per 4	1 per 8	1 per 10	1 per 500
C1-2 C2-2 C4-2 C8-1	1 per 200	1 per 300	1 per 300 [2, 3]	1 per 600	1 per 8			
C1-3 C2-3 C4-2A C4-3 C8-2	1 per 300	1 per 400	1 per 400 [2]	1 per 800	1 per 12	1 per 16	1 per 20	1 per 2,000
C1-4 C2-4 C4-4 C4-5D C8-3 C7 outside the #Greater Transit Zone#	1 per 1,000	1 per 1,000	1 per 1,000	1 per 1,000	1 per 25	None required	None required	None required
C1-5 C1-6 C1-7 C1-8 C1-9 C2-5 C2-6 C2-7 C2-8 C4-4A C4-4L C4-5 C4-5A C4-5X C4-6 C4-7 C4-8 C4-9 C4-11 C4-12 C5 C6 C8-4 C7 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 under 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 C1-1, C1-2, C2-1 and C2-2 Districts mapped within R3-2 Districts, the parking requirements for ambulatory diagnostic or treatment health care facilities shall be 1 per 400 square feet of #floor area# when located above the first #story# ceiling.

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

<table>
<tr><th rowspan="2">Parking Requirement Category</th><th colspan="2">PRC - D</th><th colspan="3">PRC - E</th><th colspan="2">PRC - F</th></tr>
<tr><th>D1</th><th>D2</th><th>E1</th><th>E2</th><th>E3 7</th><th>F1</th><th>F2</th></tr>
<tr><td>Unit of measurement</td><td colspan="2">per square feet of #floor area# or per employees 5</td><td colspan="3">per bed</td><td colspan="2">per guest room or suites</td></tr>
<tr><td>C1-1 C2-1 C3 C4-1</td><td rowspan="4">1 per 1,000 sq ft or 1 per 3 employees, whichever will require a larger number of spaces</td><td rowspan="4">1 per 2,000 sq ft or 1 per 3 employees, whichever will require a lesser number of spaces</td><td rowspan="2">1 per 5 6</td><td rowspan="2">1 per 6</td><td rowspan="2">1 per 10</td><td rowspan="4">1 per 1</td><td>1 per 4</td></tr>
<tr><td>C1-2 C2-2 C4-2 C8-1</td><td>1 per 8</td></tr>
<tr><td>C1-3 C2-3 C4-2A C4-3 C8-2</td><td rowspan="2">1 per 8 6</td><td>1 per 12</td><td>1 per 20</td><td rowspan="2">1 per 12</td></tr>
<tr><td>C1-4 C2-4 C4-4 C4-5D C8-3

C7 outside the #Greater Transit Zone#</td><td>None required</td><td>None required</td></tr>
</table>

C1-5 C1-6 C1-7 C1-8 C1-9 C2-5 C2-6 C2-7 C2-8 C4-4A C4-4L C4-5 C4-5A C4-5X C4-6 C4-7 C4-8 C4-9 C4-11 C4-12 C5 C6 C8-4 C7 within the #Greater Transit Zone#	None required	None required	1 per 10 6	None required	None required	None required

5 For predominantly open storage of miscellaneous #uses# in PRC-D2, 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.

7 Independent living #dwelling units# within a continuing care retirement community shall be subject to the #accessory# off-street parking requirements of Section 36-30. For the purposes of applying such requirements, #dwelling units# shall be as defined in Section 12-10.

Parking Requirement Category	**PRC - G**					
	Agricultural #uses#	**Outdoor racket courts**	**Outdoor skating rinks**	**Colleges, universities or seminaries**	**#Schools#**	**Libraries, or non-co art ga**
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 squa #floor**
C1-1 C2-1 C3 C4-1	1 per 1,000	1 per 2	1 per 800	1 per 800	None required	1 per
C1-2 C2-2 C4-2 C8-1						1 per
C1-3 C2-3 C4-2A C4-3 C8-2	1 per 2,500	1 per 5	1 per 2,000	1 per 2,000		1 per

C1-4 C2-4 C4-4 C4-5D C8-3 C7 outside the #Greater Transit Zone#	None required	None required	None required	None required	None required
C1-5 C1-6 C1-7 C1-8 C1-9 C2-5 C2-6 C2-7 C2-8 C4-4A C4-4L C4-5 C4-5A C4-5X C4-6 C4-7 C4-8 C4-9 C4-11 C4-12 C5 C6 C8-4 C7 within the #Greater Transit Zone#	None required	None required	None required	None required	None required

8 Parking requirements for houses of worship shall be applicable only to the facility's largest room of assembly; however, rooms separated by movable partitions shall be considered a single room.

Parking Requirement Category	**PRC - G (continued)**							
	Court houses	**Fire or Police stations**	**Prisons**	**Docks**	**Camps, overnight and day**	**Post Offices**	**Funeral Establishments**	**R acad st**
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 of #flo**
C1-1 C2-1 C3 C4-1	1 per 500	None required	1 per 10	see Section 62-43	1 per 2,000 or 1 per 3	1 per 800	1 per 200	None
C1-2 C2-2 C4-2 C8-1	1 per 800					1 per 1,200	1 per 400	
C1-3 C2-3 C4-2A C4-3 C8-2	1 per 1,000		1 per 20			1 per 1,500	1 per 600	

C1-4 C2-4 C4-4 C4-5D C8-3 C7 outside the #Greater Transit Zone#	1 per 2,000	None required	1 per 2,000	
C1-5 C1-6 C1-7 C1-8 C1-9 C2-5 C2-6 C2-7 C2-8 C4-4A C4-4L C4-5 C4-5A C4-5X C4-6 C4-7 C4-8 C4-9 C4-11 C4-12 C5 C6 C8-4 C7 within the #Greater Transit Zone#	None required	None required	None required	None required

36-211 - Special provisions in certain areas

LAST AMENDED
6/6/2024

In C1-1, C1-2, C2-1 and C2-2 Districts mapped within R1, R2, R3A, R3X and R3-1 Districts, and C4-1 and C4-2 Districts, in the Borough of Staten Island and Community District 10 in the Borough of the Bronx, the following parking requirements shall apply to certain #uses#:

(a) the parking requirements for child care services, as listed under the definition of #school# in Section 12-10 (DEFINITIONS), in #lower density growth management areas# shall be 1 per

1,000 square feet when located in #community facility buildings# or when located above the first #story# ceiling in #buildings# with both #commercial# and #community facility uses#; and

(b) the parking requirements for #ambulatory diagnostic or treatment health care facilities# shall be 1 per 400 square feet of #floor area# and #cellar# space, except #cellar# space used for storage, when located in #community facility buildings# or when located above the first #story# ceiling in #buildings# with both #commercial# and #community facility uses#.