Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

36-23 - Waiver of Requirements for Spaces Below Minimum Number

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36-23 - Waiver of Requirements for Spaces Below Minimum Number

LAST AMENDED
12/15/1961

C1 C2 C3 C4 C5 C6 C7 C8

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

36-231 - In districts with high, medium or low parking requirements

LAST AMENDED
6/6/2024

C1-1 C1-2 C1-3 C2-1 C2-2 C2-3 C3 C4-1 C4-2 C4-3 C7 C8-1 C8-2

In the districts indicated, except for the #uses# listed in Section 36-233 (Exceptions to application of waiver provisions), and except as otherwise provided in Section 36-27 (Waiver for Certain Small Zoning Lots or Establishments), the parking requirements set forth in Sections 36-21 (General Provisions) or 36-22 (Special Provisions for a Single Zoning Lot With Uses Subject to Different Parking Requirements) shall not apply to #commercial# #uses# or to #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:

Districts	Number of Spaces

C1-1 C2-1 C3 C4-1	10
C1-2 C2-2 C4-2 C8-1	15
C1-3 C2-3 C4-2A C4-3 C7 outside the #Greater Transit Zone# C8-2	25

36-232 - In districts with very low parking requirements

LAST AMENDED
6/6/2024

In C1-4, C1-5, C1-6, C1-7, C1-8, C1-9, C2-4, C2-5, C2-6, C2-7, C2-8, C4-4, C4-5, C4-6, C4-7, C5, C6, C7 within the #Greater Transit Zone#, C8-3 or C8-4 Districts, except for the #uses# listed in Section 36-233 (Exceptions to application of waiver provisions), the parking requirements set forth in Section 36-21 (General Provisions) or Section 36-22 (Special Provisions for a Single Zoning Lot With Uses Subject to Different Parking Requirements) shall not apply to:

(a) #commercial# #uses# in parking requirement category A1 or A2, if the total number of #accessory# off-street parking spaces required for all such #uses# on the #zoning lot# is less than 40, or 100 in the case of C6-1A Districts; or

(b) #commercial# #uses# in any one of parking requirement categories A3, A4, B1, C or F, or a permitted #community facility# #use#, if the number of #accessory# off-street parking spaces required for the #uses# in each such category or for each such #community facility# #use# is

less than 40.

36-233 - Exceptions to application of waiver provisions

LAST AMENDED
6/6/2024

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, the waiver provisions of Section 36-23 (Waiver of Requirements for Spaces below Minimum Number) shall not apply to the following types of #uses#:

(a) #Uses# within parking requirement category (PRC) D.

(b) The following #commercial# #uses# in PRC -F or G:

Camps, overnight or day

#Motels# or #tourist cabins

(c) The following #community facility# #uses# in PRC-G:

Agricultural #uses#, including greenhouses, nurseries, or truck gardens

Outdoor racket courts.