



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

16-12 - Permitted Parking for Non-residential Uses

File generated by <https://zr.planning.nyc.gov> on 5/2/2026

16-12 - Permitted Parking for Non-residential Uses

LAST AMENDED

12/5/2024

Accessory off-street parking spaces are permitted for non-residential uses in developments or enlargements, as follows:

(a) Transient hotels

For transient hotel developments or enlargements, a maximum of 150 accessory off-street parking spaces are permitted if there is only one entrance to the accessory group parking facility and a maximum of 225 accessory off-street parking spaces are permitted if there are two or more entrances. In no event may the number of parking spaces exceed 50 percent of the number of new transient hotel rooms.

(b) Hospitals

For developments or enlargements of non-profit, voluntary or proprietary hospitals and related facilities listed under Use Group III(B), in Area A, as shown on the map in Section [16-03](#), a maximum of 150 accessory off-street parking spaces, open or enclosed, are permitted if there is only one entrance to the accessory group parking facility and a maximum of 225 accessory off-street parking spaces, open or enclosed, are permitted if there are two or more entrances.

For hospital developments or enlargements within Areas B and C, as shown on the map, accessory off-street parking may be provided in accordance with the underlying district regulations.

(c) Other #commercial#, #community facility# and #manufacturing# #uses#

For #developments# or #enlargements# in Area A containing #community facility# #uses# other than hospitals, #commercial# #uses# other than #transient hotels#, or #manufacturing# #uses#, the maximum number of #accessory# off-street parking spaces permitted shall not exceed one space per 4,000 square feet of such #community facility#, #commercial# or #manufacturing# #floor area#, or 100 spaces, whichever is less. All such parking spaces shall be used exclusively by the tenants or employees of the #development# or #enlargement# and shall not be available to the public.

Within Areas B and C, the maximum number of #accessory# off-street parking spaces permitted for each #development#, #enlargement# or alteration shall not exceed one space per 4,000 square feet of #floor area#, or 100 spaces, whichever is less. In the event that the permitted number of #accessory# off-street spaces would be less than 15 spaces, an #accessory# parking facility of up to 15 spaces may be provided.