Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

16-20 - SPECIAL RULES FOR PARKING FACILITIES WITHIN THE LONG ISLAND CITY AREA

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16-20 - SPECIAL RULES FOR PARKING FACILITIES WITHIN THE LONG ISLAND CITY AREA

LAST AMENDED
5/8/2013

All #accessory# off-street parking facilities, #public parking lots# and #public parking garages# #developed# or #enlarged# after October 25, 1995, in the #Long Island City area# shall comply with the applicable provisions of this Section, inclusive.

16-21 - Public Use and Off-site Parking

LAST AMENDED
12/5/2024

All #accessory# off-street parking spaces may be made available for public use. However, any such space shall be made available to the occupant of a #residence# to which it is #accessory# within 30 days after a written request therefor is made to the landlord.

No #accessory# off-street parking spaces shall be located on a #zoning lot# other than the same #zoning lot# as the #use# to which they are #accessory#.

16-22 - Enclosure, Surfacing and Screening Requirements

LAST AMENDED
6/6/2024

All #accessory# off-street parking spaces shall be located within a #completely enclosed# #building#, with the exception of:

(a) parking spaces #accessory# to non-profit, voluntary or proprietary hospitals and related facilities, listed under Use Group III(B); and

(b) up to 15 off-street parking spaces #accessory# to #commercial# #uses# other than a #transient hotel#, listed under Use Group V, #community facility# #uses# other than hospitals, or #manufacturing# #uses#.

16-23 - Curb Cut Restrictions

LAST AMENDED
5/8/2013

In the #Long Island City area#, for #accessory# off-street parking facilities and #public parking garages#, curb cuts accessing entrances and exits to such parking facilities shall not be permitted at the following locations:

(a) within 50 feet of the intersection of any two #street lines#, except where the Commissioner of Buildings certifies that such location is not hazardous to traffic safety, is not likely to create traffic congestion and will not unduly inhibit surface traffic or pedestrian flow. The Commissioner of Buildings may refer such matter to the Department of Transportation, or its successor, for a report;

(b) for #accessory# off-street parking facilities, on 21st Street, 44th Drive, Jackson Avenue, Queens Boulevard, Queens Plaza (North, South and East), Skillman Avenue or Thomson Avenue, except by authorization of the City Planning Commission, pursuant to Section 16-344;

(c) for #public parking garages#, on 21st Street, 44th Drive, Jackson Avenue, Queens Boulevard, Queens Plaza (North, South and East) or Vernon Boulevard, except by authorization, pursuant to Section 16-344.

16-24 - Minimum and Maximum Size of Parking Facilities

LAST AMENDED
12/5/2024

The maximum gross unobstructed surface area, in square feet, of a permitted #accessory# #group parking facility# including stalls, aisles, driveways and maneuvering areas shall be as set forth in this Section.

(a) Attended parking facilities

For attended parking facilities without parking lift systems, the maximum gross surface area shall not exceed 200 times the number of #accessory# off-street parking spaces provided.

For attended parking facilities with parking lift systems, the maximum surface area of the portion of the facility allocated to non-elevated parking spaces shall not exceed 200 times the number of non-elevated spaces provided and the portion allocated to elevated parking spaces shall be 153 times the number of elevated spaces able to be provided on lifted trays.

No maximum surface area requirement shall apply to #automated parking facilities#.

(b) Self-park facilities

For self-parking facilities, the maximum gross surface area shall not exceed 350 times the

number of #accessory# off-street parking spaces provided.

An off-street parking facility in the #Long Island City area# may provide a gross unobstructed surface area greater than the maximum size permitted by this Section upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the proposed layout of such parking facility, including, but not limited to, the arrangement of parking spaces, travel aisles and reservoir spaces, where applicable, is sufficient to accommodate the requisite vehicular navigation and turning movements associated with such a facility. To make such a determination, the applicant shall provide the Chairperson with dimensioned plan drawings that depict the proposed vehicular movement through the facility, including any relevant maneuverability or turning radius information.