



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

13-12 - Permitted Parking for Non-Residential Uses

File generated by <https://zr.planning.nyc.gov> on 5/30/2026

13-12 - Permitted Parking for Non-Residential Uses

LAST AMENDED

6/6/2024

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 225 accessory off-street parking spaces shall be permitted. In no event may the number of parking spaces exceed 15 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), a maximum of 100 accessory off-street parking spaces are permitted;

(c) Retail or service uses

For developments or enlargements comprising commercial uses listed under Use Group VI, the maximum number of accessory off-street parking spaces permitted shall not exceed one space per 4,000 square feet of floor area, or 10 spaces, whichever is less;

(d) Other commercial, community facility and manufacturing uses

For developments or enlargements comprising community facility uses other than

hospitals, #commercial# #uses# other than those listed in paragraphs (a) and (c) of this Section, 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.