



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

13-455 - Additional parking spaces for existing accessory off-street parking facilities

File generated by <https://zr.planning.nyc.gov> on 5/23/2026

13-455 - Additional parking spaces for existing accessory off-street parking facilities

LAST AMENDED

5/8/2013

The City Planning Commission may permit an increase in the number of spaces in an #accessory# off-street parking facility existing prior to May 8, 2013, as listed in paragraph (a) of Section [13-45](#) (Special Permits for Additional Parking Spaces), provided that, in addition to the conditions and findings set forth in Section [13-45](#), the Commission shall find that:

- (a) where such increased number of permitted off-street parking spaces in such existing parking facility would serve the parking needs of a #zoning lot# or #zoning lots# comprised predominantly of #residential uses#, either:
 - (1) finding (a) of Section [13-451](#) (Additional parking spaces for residential growth) is met;
or
 - (2) the sum of any existing off-street parking spaces, and the proposed increase, does not exceed:
 - (i) 20 percent of the total number of #dwelling units#, where such units are located within Community District 1, 2, 3, 4, 5 or 6; or
 - (ii) 35 percent of the total number of #dwelling units#, where such units are located within Community District 7 or 8; and

- (iii) the number of parking spaces that would be permitted for existing conforming non-residential uses, if the ratio of parking spaces to floor area for the applicable use, as specified in Section [13-10](#) (PERMITTED OFF-STREET PARKING IN THE MANHATTAN CORE), were applied.

Any dwelling units on the zoning lot or zoning lots which are non-complying as to density shall not be included in such calculation pursuant to paragraphs (a)(2)(i) or (a)(2)(ii) of this Section, and any non-complying floor area on such zoning lot or zoning lots shall be excluded in applying such ratio in paragraph (a)(2)(iii) of this Section; or

- (b) where an increased number of permitted off-street parking spaces in such existing parking facility would serve the parking needs of a zoning lot or zoning lots comprised predominantly of conforming non-residential uses, the sum of any existing off-street parking spaces, and the proposed increase, does not exceed the number of parking spaces that would be permitted if the ratio of parking spaces to floor area for the applicable use, as specified in Section [13-10](#), were applied. Any non-complying floor area on such zoning lot or zoning lots shall be excluded in applying such ratio.