



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

87-413 - Parking wrap and screening requirements in the Core and South Subdistrict

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87-413 - Parking wrap and screening requirements in the Core and South Subdistrict

LAST AMENDED
12/11/2017

The following provisions shall apply to any #group parking facility# in the Core and South Subdistricts:

(a) Design requirements for enclosed #group parking facilities#

All enclosed #group parking facilities# shall be located either entirely below the level of an adjacent sidewalk or any other adjacent pedestrian area required to be accessible to the public or, when located above grade, shall comply with the following:

- (1) #Group parking facilities# on the #ground floor level# within 30 feet of #street walls# subject to the provisions of Section [87-411](#) (Ground floor uses) shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section [37-35](#) (Parking Wrap and Screening Requirements). For the purpose of applying such provisions, #street walls# subject to the provisions of Section [87-411](#) shall be considered designated retail streets.
- (2) #Group parking facilities# along all other frontages shall either be wrapped by #floor area# or screened in accordance with the provisions for Type 2 blank walls set forth in Section [37-361](#) (Blank wall thresholds).

(b) Open parking areas

Open parking areas shall be permitted only in the following locations:

- (1) on Parcel 1, as shown on Map 1 in the Appendix to this Chapter, a parking lot shall be permitted east of the #Major Deegan Expressway street line#;
- (2) on Parcel 5, as shown on Map 1, a parking lot shall be permitted anywhere within the parcel only if a commercial or public utility vehicle storage #use#, as listed in Use Group 16C, is #developed# or #enlarged# as the primary #use# on the parcel;
- (3) on Parcel 6, a parking lot shall be permitted within 130 feet of the southern boundary of the parcel with East 138th Street; and
- (4) on all parcels, open, unscreened, in tandem (one behind the other), #accessory# off-street parking spaces shall be permitted on private roads, including fire apparatus access roads provided pursuant to the provisions of Section [87-61](#) (Special Provisions for Certain Fire Apparatus Access Roads), provided that all parking spaces comply with the Department of Transportation standards for on-street parking.

For such open parking lots, the provisions of Section [28-43](#) (Location of Accessory Parking) shall not apply. In addition, on Parcel 1, for parking lots located east of the #Major Deegan Expressway street line#, or, on Parcel 5, for parking lots used solely as a commercial or public utility vehicle storage #use# as listed in Use Group 16C, the provisions of Sections [37-90](#) (PARKING LOTS) and [62-655](#) (Planting and trees) shall be modified to permit

fencing, excluding chain link fencing, in lieu of all planting requirements, provided that the surface area of such fencing is not more than 50 percent opaque and provided that the height does not exceed six feet. The provisions of Sections [37-90](#) and [62-555](#) shall not apply to any parking lots provided within private roads, including fire apparatus access roads provided pursuant to the provisions of Section [87-61](#).