



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# 94-11 - Special Parking Provisions

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## 94-11 - Special Parking Provisions

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LAST AMENDED  
10/4/1973

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### 94-111 - Curb cuts

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LAST AMENDED  
2/2/2011

No curb cuts shall be permitted on Emmons Avenue, Sheepshead Bay Road, Ocean Avenue, Bedford Avenue or Nostrand Avenue except that where no access is available on a #zoning lot# from another #street#, one curb cut shall be permitted.

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### 94-112 - Restricted location

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LAST AMENDED  
10/4/1973

In Areas A, B, C, D, E and F, no open off-street parking shall be located within 30 feet of the #street lines# of Emmons Avenue, Sheepshead Bay Road, Ocean Avenue, Bedford Avenue or Nostrand Avenue.

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### 94-113 - Treatment of parking areas

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LAST AMENDED  
5/12/2021

Any parking facilities in the Special District that are not completely enclosed shall be screened by shrubbery at least three feet high at the time of planting and expected to form a year-round dense screen at least five feet high within three years. When roof parking is provided, it shall be screened where it is visible from a #street# or plaza.

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### 94-114 - Exceptions to application of waiver provisions

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LAST AMENDED  
3/22/2016

In areas A, B, C, D, E and F, the provisions of Section [36-23](#) (Waiver of Requirements for Spaces Below Minimum Number) do not apply.

The provisions relating to modifications of parking requirements of Article VII, Chapter 3 (Special Permits by the Board of Standards and Appeals) in Sections [73-10](#) through [73-52](#), shall not apply in the Special District.

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### 94-115 - Location of commercial parking spaces

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LAST AMENDED  
5/12/2021

In Area F, #accessory# off-street parking spaces for #commercial# #uses# may be located outside the commercially zoned area but within 600 feet of the #building# to which it is #accessory#, only if an area equal to the #lot area# occupied by the parking in the #residential# area is provided as a plaza in the commercially zoned area to which the parking is #accessory#.