



## **Zoning Resolution**

**THE CITY OF NEW YORK**  
**Zohran K. Mamdani, Mayor**

**CITY PLANNING COMMISSION**  
**Daniel R. Garodnick, Chair**

# **126-31 - Parking Regulations**

File generated by <https://zr.planning.nyc.gov> on 2/20/2026

---

## 126-31 - Parking Regulations

---

LAST AMENDED

6/6/2024

- (a) #Accessory# off-street parking shall not be permitted within a required #front yard#.
- (b) The provisions of Section [44-21](#) (General Provisions) pertaining to #accessory# off-street parking spaces for #commercial# #uses# shall be modified as follows:
  - #Transient hotels#, for the #floor area# used for sleeping accommodations, shall be required to provide one parking space per two guest rooms or suites and, for the #floor area# used for meeting halls, auditoriums, eating or drinking places, wedding chapels or banquet halls, or radio or television studios, shall be required to provide one parking space per four persons-rated capacity
  - For #uses# with parking requirement category B1, or when permitted by special permit, shall be required to provide one parking space per four persons-rated capacity
- (c) For #commercial# #uses# within the commercial areas identified on the #Special College Point District# Map, the parking requirements of a C4-1 District shall apply.
- (d) Section [37-90](#) (PARKING LOTS), inclusive, shall apply to all open parking areas #accessory# to #uses# listed under Use Group X. Perimeter landscaping, required pursuant to Section [37-921](#), may overlap with required #yards#, pursuant to Section 126-231.
- (e) The provisions of Section [44-232](#) (Waiver of Requirements for Spaces Below Minimum Number) shall only apply to #zoning lots# existing both on July 29, 2009, and on the date of application for a building permit.