Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

104-70 - PARKING AND LOADING REGULATIONS AND CURB CUT LOCATIONS

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104-70 - PARKING AND LOADING REGULATIONS AND CURB CUT LOCATIONS

LAST AMENDED
12/19/2007

In the #Special Manhattanville Mixed Use District#, the #accessory# off-street parking and loading regulations of the underlying zoning districts shall apply, except as set forth in this Section, inclusive.

104-71 - Accessory Off-street Parking

LAST AMENDED
12/19/2007

In Subdistrict B, the regulations regarding required #accessory# off-street parking spaces set forth in Section 44-20, shall not apply.

In Subdistrict A, the #accessory# off-street parking and loading regulations in Article III, Chapter 6, pertaining to the underlying C6 District shall be modified, as follows:

(a) #accessory# parking spaces at or above grade shall be completely enclosed;

(b) #accessory# parking garages at or above grade shall not be located:

(1) within 60 feet of the #lot line# on Broadway of any #zoning lot# or within 90 feet of the #lot line# on 12th Avenue of any #zoning lot#;

(2) on Parcels E2 or G2; or

(3) on any Mandatory Open Area as shown on Map 7 in Appendix A of this Chapter or within 10 feet of any such Mandatory Open Area, except that access to and egress from #accessory# parking garages shall be permitted in such areas; and

(c) parking spaces provided below grade shall not be subject to the provisions of Section 36-12 (Maximum Size of Accessory Group Parking Facilities).

104-711 - Accessory parking below grade

LAST AMENDED
12/19/2007

Required and permitted #accessory# off-street parking spaces may be located below grade, without regard to #zoning# #lot lines#.

(a) Such #accessory# group parking facilities shall not exceed the following maximum number of spaces:

Blocks C, D and E combined: up to 1,800 spaces in total

Block F: up to 1,000 spaces in total

Blocks G and H combined: up to 600 spaces in total

(b) Such #accessory# group parking facilities are subject to the following requirements:

(1) the location of the curb cuts shall be subject to the provisions of Section 104-73;

(2) such #accessory# off-street parking spaces shall not be located further than 1,000 feet from the nearest boundary of the #zoning lot# to which they are #accessory#; and

(3) such #accessory# off-street parking facilities shall provide adequate reservoir spaces at the vehicular entrances to accommodate either 10 automobiles or five percent of the total parking spaces provided by the #use#, whichever amount is greater, but in no event shall such reservoir spaces be required for more than 50 automobiles at each entrance.

104-72 - Public Parking Garages

LAST AMENDED
12/19/2007

In Subdistrict A, #public parking garages# shall not be located:

(a) within 60 feet of the #lot line# on Broadway of any #zoning lot# or within 90 feet of the #lot line# on 12th Avenue of any #zoning lot#;

(b) on Parcels E2 or G2; or

(c) on any Mandatory Open Area as shown on Map 7 in Appendix A of this Chapter, or within 10 feet of any such Mandatory Open Area.

104-73 - Permitted Curb Cut Locations

LAST AMENDED
12/19/2007

The following curb cut regulations shall apply to any #development# or #enlargement#:

(a) existing curb cuts on #wide streets# may remain until such time as a #community facility use# is located on that portion of the #zoning lot#;

(b) no new curb cuts are permitted on #wide streets# or within 50 feet of the intersection of any two #street lines#. Furthermore, no curb cuts are permitted on Block B. However, curb cuts may be permitted in such areas where the Commissioner of Buildings determines there is no alternative means of access to off-street parking spaces or required loading berths from other #streets# bounding the #block# or #zoning lot#;

(c) new curb cuts shall not be greater than 30 feet in width;

(d) there shall be no more than two new curb cuts per #street# frontage on a #zoning lot#, except on Block F where three curb cuts per #street# frontage are permitted, and except as provided in paragraph (f) of this Section;

(e) there shall be a minimum distance of 30 feet between curb cuts on a #street# frontage of a #zoning lot#; and

(f) in order to access the Square, as described in Section 104-424, one curb cut, not to exceed 15 feet in width, shall be permitted along each #street# frontage of the sidewalk adjacent to the Square. Such curb cuts shall be in addition to the two curb cuts permitted on Block D, pursuant to paragraph (d) of this Section.