



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

135-40 - SPECIAL PARKING AND LOADING REGULATIONS

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135-40 - SPECIAL PARKING AND LOADING REGULATIONS

LAST AMENDED

The underlying parking provisions are modified by the provisions of this Section.

135-41 - Commercial Parking Requirements

LAST AMENDED

In #mixed buildings#, the underlying parking requirements shall apply, except that for the purposes of determining the parking requirement for #commercial# #uses# other than offices, as listed in Use Group 6B, the equivalent of 0.5 #floor area ratio#, or the amount of non-office #commercial# #floor area# in the #building#, whichever is less, may be deducted from the #floor area# used to determine such #commercial# parking calculation.

135-42 - Residential Parking Waivers

LAST AMENDED

The underlying #residential# parking waivers shall apply only to #zoning lots# existing both on June 26, 2019, and on the date of application for a building permit.

135-43 - Location of Parking Spaces

LAST AMENDED

All #accessory# off-street parking spaces may be provided within #public parking garages#. Such spaces may also be provided within parking facilities on #zoning lots# other than the same #zoning lot# as the #use# to which they are #accessory#, provided:

- (a) such parking facilities are located either:
 - (1) within the #Special Bay Street Corridor District#; or
 - (2) outside the #Special Bay Street Corridor District#, subject to the underlying provisions for off-site parking spaces set forth in Sections [25-52](#) (Off-site Spaces for Residences), [25-53](#) (Off-site Spaces for Permitted Non-residential Uses), [36-42](#) (Off-site Spaces for Residences) or [36-43](#) (Off-site Spaces for Commercial or Community Facility Uses), as applicable;
 - (b) each off-street parking space within such facility is counted only once in meeting the parking requirements for a specific #zoning lot#; and
 - (c) in no event shall the number of #accessory# parking spaces within such facility exceed that permitted in accordance with the underlying regulations.
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135-44 - Special Loading Regulations

LAST AMENDED

For the purposes of applying the underlying loading regulations, the requirements for C2 Districts mapped within an R7 District shall apply to all #Commercial Districts# in the #Special Bay Street Corridor District#.

In addition, the underlying loading regulations shall be modified as follows:

- (a) the requirements of Section [36-60](#), inclusive, shall not apply to changes of #uses#;
- (b) the provisions of Sections [36-63](#) (Special Provisions for a Single Zoning Lot With Uses Subject to Different Loading Requirements) and [36-64](#) (Wholesale, Manufacturing, or Storage Uses Combined With Other Uses) shall not apply; and
- (c) the minimum length requirements for loading berths #accessory# to #commercial# #uses#, other than funeral establishments, set forth in Section [36-681](#) (Size of required berths) shall be increased to 37 feet.

135-45 - Location of Curb Cuts

LAST AMENDED

For #zoning lots# existing on June 26, 2019, with frontage along Bay Street and along another #street# frontage, no curb cut accessing off-street parking spaces or loading spaces shall be permitted along Bay Street.