



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

127-30 - SPECIAL ACCESSORY OFF-STREET PARKING AND LOADING REGULATIONS

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127-30 - SPECIAL ACCESSORY OFF-STREET PARKING AND LOADING REGULATIONS

LAST AMENDED 12/10/2020

Within the #Special Flushing Waterfront District#, the applicable parking and loading regulations set forth in Article III, Chapter 6, Article IV, Chapter 4 (Accessory Off-street Parking and Loading Regulations), Article VI, Chapter 4 (Special Regulations Applicable to Certain Areas), and Article XII, Chapter 3 (Special Mixed Use District) shall apply, inclusive, except as modified in this Section. For the purpose of applying the provisions of this Section, all #upland connections#, #visual corridors#, #shore public walkways# and #publicly accessible private streets#, as specified in Section [127-42](#) (Publicly Accessible Private Streets), shall be considered #streets# and their boundaries shall be considered a #street line#.

127-31 - Accessory Off-street Parking Regulations

LAST AMENDED 12/10/2020

The underlying parking regulations shall be modified as follows:

- (a) In M1 Districts paired with a #Residence District# in Subdistrict A, the following shall apply:
- (1) #Commercial# and #manufacturing uses# shall provide either one parking space for every 1,000 square feet of #floor area#, or shall provide parking spaces at the rate required for M1-2 Districts pursuant to Section [44-21](#) (General Provisions), whichever requires a smaller number of spaces.
- In addition, the provisions of Section [44-23](#) (Waiver of Requirements for Spaces Below Minimum Number) and paragraph (a) and (b) of Section [44-231](#) (Exceptions to application of waiver provisions) shall not apply to #manufacturing uses#. In lieu thereof, #accessory# off-street parking spaces may be waived for #manufacturing# and #commercial# #uses# if the number of spaces for all applicable uses is at or below 40 spaces.
- (2) #Residential# and #community facility uses# shall be subject to the parking requirements of R7-1 Districts, as set forth in Article II, Chapter 5 (Accessory Off-Street Parking and Loading Regulations).
- (b) In C4-2 Districts within Subdistricts B and C, the parking requirements applicable to C4-4 Districts, as set forth in Article III, Chapter 6 (Accessory Off-Street Parking and Loading Regulations), shall apply.

127-32 - Loading Regulations

LAST AMENDED 12/10/2020

The provisions of the underlying loading regulations shall be modified as follows:

- (a) in C4-2 Districts, the loading requirements applicable to C4-4 Districts, as set forth in Article III, Chapter 6 (Accessory Off-Street Parking and Loading Regulations), shall apply;
- (b) the requirement of Sections [36-60](#) (OFF-STREET LOADING REGULATIONS), inclusive, and [44-50](#) (OFF-STREET LOADING REGULATIONS), inclusive, shall not apply to changes of uses;
- (c) the provisions of Sections [36-63](#) (Special Provisions for a Single Zoning Lot With Uses Subject to Different Loading

Requirements), [36-64](#) (Wholesale, Manufacturing, or Storage Uses Combined With Other Uses), [44-53](#) (Special Provisions for a Single Zoning Lot With Uses Subject to Different Loading Requirements) and [44-54](#) (Wholesale, Manufacturing or Storage Uses Combined With Other Uses) shall not apply; and

- (d) the minimum length requirements for loading berths #accessory# to #commercial# #uses#, other than funeral establishments, and wholesale, manufacturing or storage #uses#, as set forth in Sections [36-681](#) (Size of required berths), and [44-581](#) (Size of required loading berths), shall be 37 feet.