

Zoning Resolution

THE CITY OF NEW YORK

CITY PLANNING COMMISSION

Eric Adams, Mayor

Daniel R. Garodnick, Chair

139-30 - SPECIAL PARKING REGULATIONS

File generated by https://zr.planning.nyc.gov on 12/4/2025

139-30 - SPECIAL PARKING REGULATIONS

LAST AMENDED 11/23/2021

In Subdistricts A, B, C, and D, the underlying parking and loading regulations shall be modified by the provisions of this Section. On #waterfront blocks#, the provisions of Section <u>62-40</u> shall not apply. In Subdistrict E, the underlying regulations shall apply.

139-31 - Special Accessory Off-street Parking Regulations

LAST AMENDED11/23/2021

139-311 - Elimination of parking requirements for non-residential uses

LAST AMENDED 12/5/2024

In all districts, no #accessory# off-street parking spaces shall be required for #manufacturing#, #commercial#, or #community facility uses#.

139-312 - Off-site parking facilities

LAST AMENDED 12/5/2024

For #residences# in #Commercial# and #Mixed Use Districts#, the provisions of Sections 25-51 and 36-42 (Off-site Spaces for Residences) shall be modified to allow the #zoning lot# containing required #accessory# off-street parking spaces for #residences# to be located in any zoning district, as well as anywhere within the #Special Gowanus Mixed Use District#.

139-313 - Joint facilities

LAST AMENDED 12/5/2024

For #residences# in #Commercial# and #Mixed Use Districts#, the provisions of Sections <u>25-541</u> and <u>36-441</u> (Joint facilities) shall not apply. In lieu thereof, the provisions of this Section shall apply.

Required #accessory# off-street parking spaces may be provided in facilities designed to serve jointly two or more #buildings# or #zoning lots#, provided that the number of spaces in such joint facilities shall be not less than that required for the combined number of #dwelling units# in such #buildings# or #zoning lots#, and provided that the design and layout of such joint facilities meets the standards of adequacy set forth in regulations promulgated by the Commissioner of Buildings.

139-32 - Special Loading Regulations

LAST AMENDED 6/6/2024

In all districts, the loading regulations of an M1-5 District shall apply.

139-33 - Special Curb Cut Regulations

LAST AMENDED 6/6/2024

In addition to the curb cut restrictions associated with Section <u>139-41</u>, no curb cut shall be permitted within 40 feet of a #waterfront public access area#.

Curb cuts prohibited by this Section may be authorized by the City Planning Commission provided the Commission finds that a curb cut at such a location:

- (a) is not hazardous to traffic safety;
- (b) will not create or contribute to serious traffic congestion, or unduly inhibit vehicular movement;
- (c) will not adversely affect pedestrian movement;
- (d) will not interfere with the efficient functioning of bus lanes, specially designated streets or public transit facilities; and
- (e) will not be inconsistent with the character of the existing streetscape.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.