



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

139-30 - SPECIAL PARKING REGULATIONS

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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 [62-40](#) shall not apply. In Subdistrict E, the underlying regulations shall apply.

139-31 - Special Accessory Off-street Parking Regulations

LAST AMENDED 11/23/2021

139-311 - Reduction of parking requirements for residences

LAST AMENDED
11/23/2021

In all districts, for the purposes of applying the provisions of Sections [36-33](#) (Requirements Where Group Parking Facilities Are Provided) and [123-72](#) (Residential and Community Facility Uses), the provisions of Section [25-23](#) (Requirements Where Group Parking Facilities Are Provided) shall be modified to require that #accessory# off-street parking spaces be provided for at least 20 percent of #residences# on a #zoning lot#.

For the purposes of applying waivers, the provisions of Section [25-26](#) (Waiver of Requirements for Small Number of Spaces) shall be modified so that the maximum number of #accessory# off-street parking spaces for which requirements are waived is 20 spaces.

Notwithstanding the above, in Subarea D4, and in Subarea D5 north of the mid-#block# line, no #accessory# off-street parking spaces for #residences# shall be required.

139-312 - Elimination of parking requirements for non-residential uses

LAST AMENDED
11/23/2021

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

139-313 - Off-site parking facilities

LAST AMENDED
11/23/2021

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#.

139-314 - Joint facilities

LAST AMENDED
11/23/2021

For #residences# in #Commercial# and #Mixed Use Districts#, the provisions of Sections [25-541](#) and [36-441](#) (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.

139-315 - Use of parking facilities for public parking

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LAST AMENDED
12/6/2023

All #accessory# off-street parking spaces may be made available for public use. However, parking spaces #accessory# to #residences# shall be made available to the occupant of a #residence# to which it is #accessory# within 30 days after written request is made to the landlord.

139-32 - Special Loading Regulations

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LAST AMENDED
12/6/2023

In all districts, the loading regulations of an M1-5 District shall apply, and shall be further modified as follows:

- (a) the requirements of Section [44-50](#) (OFF-STREET LOADING REGULATIONS), inclusive, shall not apply to changes of #uses#;
- (b) the provisions of Section [44-53](#) (Special Provisions for a Single Zoning Lot With Uses Subject to Different Loading Requirements), and Sections [36-64](#) and [44-54](#) (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 [44-581](#) (Size of required loading berths) shall be increased to 37 feet.

139-33 - Special Curb Cut Regulations

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LAST AMENDED
12/6/2023

For #zoning lots# existing on or after November 23, 2021, with frontage along both a #primary street frontage# and a #secondary street frontage#, as set forth in Section [139-41](#) (Ground Floor Level Requirements), curb cuts accessing off-street parking spaces and loading berths shall not be permitted along the #primary street frontage#. In addition, 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.