



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

36-21 - General Provisions

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LAST AMENDED

3/22/2016

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, #accessory# off-street parking spaces, open or enclosed, shall be provided in conformity with the requirements set forth in the table in this Section for all #developments# after December 15, 1961, for the #commercial# or #community facility# #uses# listed in the table. If an #enlargement# results in a net increase in the #floor area# or other applicable unit of measurement specified in the table, the same requirements set forth in the table shall apply to such net increase in the #floor area# or other specified unit of measurement. In addition, all other applicable requirements of this Chapter shall apply as a condition precedent to the #use# of such #development# or #enlargement#.

A parking space is required for a portion of a unit of measurement one-half or more of the amount set forth in the table.

For the purposes of this Section, a tract of land on which a group of such #uses# is #developed#, under single ownership or control, shall be considered a single #zoning lot#.

For those #uses# for which rated capacity is specified as the unit of measurement, the Commissioner of Buildings shall determine the rated capacity as the number of persons that may be accommodated by such #uses#.

The requirements of this Section shall be waived in the following situations

- (a) when, as a result of the application of such requirements, a smaller number of spaces would be required than is specified by the provisions of Section [36-23](#) (Waiver of Requirements for Spaces Below Minimum Number);
- (b) when the Commissioner of Buildings has certified, in accordance with the provisions of Section [36-24](#) (Waiver of Requirements for All Zoning Lots Where Access Would Be Forbidden), that there is no way to arrange the spaces with access to the #street# to conform to the provisions of Section [36-53](#) (Width of Curb Cuts and Location of Access to the Street);
- (c) for houses of worship, in accordance with the provisions of Section [36-25](#) (Waiver for Locally Oriented Houses of Worship);
- (d) for ambulatory diagnostic or treatment health care facilities, as listed in Section [22-14](#) (Use Group 4), or child care services, as listed under the definition of #school# in Section [12-10](#) (DEFINITIONS), pursuant to Section [36-27](#) (Waiver for Certain Small Zoning Lots) in the Borough of Staten Island and Community District 10 in the Borough of the Bronx.

REQUIRED OFF-STREET PARKING SPACES FOR COMMERCIAL OR COMMUNITY FACILITY USES

Type of #Use#	Parking Spaces Required in Relation to Specified Unit of Measurement	Districts
FOR COMMERCIAL USES		
Court houses	None required	C1-5 C1-6 C1-7 C1-8 C1-9 C2-5 C2-6 C2-7 C2-8 C4-4A C4-4L C4-5 C4-5A C4-5X C4-6 C4-7 C5 C6 C8-4
	1 per 500 sq. ft. of #floor area#	C1-1 C2-1 C3 C4-1
	1 per 800 sq. ft. of #floor area#	C1-2 C2-2 C4-2 C8-1
	1 per 1,000 sq. ft. of #floor area#	C1-3 C2-3 C4-2A C4-3 C8-2
	1 per 2,000 sq. ft. of #floor area#	C1-4 C2-4 C4-4 C4-5D C8-3
Food stores with 2,000 or more square feet of #floor area# per establishment. #Uses# in PRC-A in Use Group 6	None required	C1-5 C1-6 C1-7 C1-8 C1-9 C2-5 C2-6 C2-7 C2-8 C4-4A C4-4L C4-5 C4-5A C4-5X C4-6 C4-7 C5 C6 C8-4
	1 per 100 sq. ft. of #floor area#	C1-1 C2-1 C4-1
	1 per 200 sq. ft. of #floor area#	C1-2 C2-2 C4-2 C8-1

	1 per 300 sq. ft. of #floor area#	C1-3 C2-3 C4-2A C4-3 C7 C8-2
	1 per 1,000 sq. ft. of #floor area#	C1-4 C2-4 C4-4 C4-5D C8-3
General retail or service #uses#. Food stores with less than 2,000 square feet of #floor area#. #Uses# in PRC-B in Use Group 6, 8, 9, 10 or 12 or when permitted by special permit; or #uses# in PRC-B1 in Use Group 6, 7, 8, 9, 10, 11, 13, 14 or 16	None required	C1-5 C1-6 C1-7 C1-8 C1-9 C2-5 C2-6 C2-7 C2-8 C4-4A C4-4L C4-5 C4-5A C4-5X C4-6 C4-7 C5 C6 C8-4
	1 per 150 sq. ft. of #floor area# ¹	C1-1 C2-1 C3 C4-1
	1 per 300 sq. ft. of #floor area# ¹	C1-2 C2-2 C4-2 C8-1
	1 per 400 sq. ft. of #floor area# ¹	C1-3 C2-3 C4-2A C4-3 C7 C8-2
	1 per 1,000 sq. ft. of #floor area#	C1-4 C2-4 C4-4 C4-5D C8-3
Light manufacturing or semi-industrial #uses#. #Uses# in PRC-F in Use Group 11 or 16, and with a minimum of either 7,500 square feet of #floor area# or 15 employees	None required	C5 C6 C8-4
	1 per 1,000 sq. ft. of #floor area#, or 1 per 3 employees, whichever will require a larger number of spaces	C8-1 C8-2 C8-3
Low traffic-generating #uses#. #Uses# in PRC-C in Use Group 6, 7, 9, 12, 13, 14 or 16 or when permitted by special permit	None required	C1-5 C1-6 C1-7 C1-8 C1-9 C2-5 C2-6 C2-7 C2-8 C4-4A C4-4L C4-5 C4-5A C4-5X C4-6 C4-7 C5 C6 C8-4
	1 per 400 sq. ft. of #floor area#	C1-1 C2-1 C3 C4-1

	1 per 600 sq. ft. of #floor area#	C1-2 C2-2 C4-2 C8-1
	1 per 800 sq. ft. of #floor area#	C1-3 C2-3 C4-2A C4-3 C7 C8-2
	1 per 1,000 sq. ft. of #floor area#	C1-4 C2-4 C4-4 C4-5D C8-3
Places of assembly. #Uses# in PRC-D in Use Group 6, 8, 9, 10, 12, 13 or 14 or when permitted by special permit	None required	C1-5 C1-6 C1-7 C1-8 C1-9 C2-5 C2-6 C2-7 C2-8 C4-4A C4-4L C4-5 C4-5A C4-5X C4-6 C4-7 C5 C6 C8-4
	1 per 4 persons rated capacity	C1-1 C2-1 C3 C4-1
	1 per 8 persons rated capacity	C1-2 C2-2 C4-2 C8-1
	1 per 12 persons rated capacity	C1-3 C2-3 C4-2A C4-3 C7 C8-2
	1 per 25 persons rated capacity	C1-4 C2-4 C4-4 C4-5D C8-3
	None required	C8-3 C8-4
Open commercial amusements. #Uses# in PRC-E in Use Group 13 or 15, or when permitted by special permit	1 per 500 sq. ft. of #lot area# ²	C3 C8-1
	1 per 2,000 sq. ft. of #lot area# ²	C7 C8-2
	None required	C4-4A C4-4L C4-5 C4-5A C4-5X C4-6 C4-7 C5 C6 C8-4
Storage or miscellaneous #uses#. #Uses# in PRC-G in Use Group 10 or 16, or when permitted by special permit, and with a minimum of 10,000 square feet of #floor area# or 15	None required	C4-4A C4-4L C4-5 C4-5A C4-5X C4-6 C4-7 C5 C6 C8-4

employees	1 per 2,000 sq. ft. of #floor area ³ , or 1 per 3 employees, whichever will require a lesser number of spaces	C4-1 C4-2 C4-3 C4-4 C4-5D C8-1 C8-2 C8-3
Other #commercial# #uses#. #Uses# in PRC-H in Use Group 5, 6, 7, 8, 9, 10, 13 or 14, or when permitted by special permit:		
#Boatels#	1 per 2 guest rooms or suites	C2 C3 C6 C8
Camps, overnight or day, with a minimum of either 10,000 square feet of #lot area# or 10 employees	1 per 2,000 sq. ft. of #lot area#, or 1 per 3 employees; whichever will require a lesser number of spaces	C1 C2 C3 C7 C8
Docks for non-commercial pleasure boats; rental boats; ferries; sightseeing, excursion or sport fishing vessels; or passenger ocean vessels	(see Section 62-43 for parking requirement)	
Funeral establishments	None required	C1-5 C1-6 C1-7 C1-8 C1-9 C2-5 C2-6 C2-7 C2-8 C4-4A C4-4L C4-5 C4-5A C4-5X C4-6 C4-7 C6 C8-4
	1 per 200 sq. ft. of #floor area#	C1-1 C2-1 C4-1
	1 per 400 sq. ft. of #floor area#	C1-2 C2-2 C4-2 C8-1
	1 per 600 sq. ft. of #floor area#	C1-3 C4-3 C1-4 C4-4 C2-3 C2-4 C4-2A C4-5D C8-2 C8-3

Hotels (a) For that #floor area# used for sleeping accommodations	None required	C1-5 C1-6 C1-7 C1-8 C1-9 C2-5 C2-6 C2-7 C2-8 C4-4A C4-4L C4-5 C4-5A C4-5X C4-6 C4-7 C5 C6 C8-4
	1 per 4 guest rooms or suites	C2-1 C4-1
	1 per 8 guest rooms or suites	C2-2 C4-2 C8-1
	1 per 12 guest rooms or suites	C2-3 C2-4 C4-2A C4-3 C4-4 C4-5D C8-2 C8-3
(b) For that #floor area# used for meeting halls, auditoriums, eating or drinking places, wedding chapels or banquet halls, or radio or television studios	None required	C1-5 C1-6 C1-7 C1-8 C1-9 C2-5 C2-6 C2-7 C2-8 C4-4A C4-4L C4-5 C4-5A C4-5X C4-6 C4-7 C5 C6 C8-4
	1 per 4 persons-rated capacity	C2-1 C4-1
	1 per 8 persons-rated capacity	C2-2 C4-2 C8-1
	1 per 12 persons-rated capacity	C2-3 C4-2A C4-3 C8-2
	1 per 25 persons-rated capacity	C2-4 C4-4 C4-5D C8-3
#Motels# or #tourist cabins#	1 per guest room or suite	C2 C6 C8
Post offices	None required	C1-5 C1-6 C1-7 C1-8 C1-9 C2-5 C2-6 C2-7 C2-8 C4-4A C4-4L C4-5 C4-5A C4-5X C4-6 C4-7 C5 C6 C8-4
	1 per 800 sq. ft. of #floor area#	C1-1 C2-1 C3 C4-1

	1 per 1,200 sq. ft. of #floor area#	C1-2 C2-2 C4-2 C8-1
	1 per 1,500 sq. ft. of #floor area#	C1-3 C2-3 C4-2A C4-3 C8-2
	1 per 2,000 sq. ft. of #floor area#	C1-4 C2-4 C4-4 C4-5D C8-3
Prisons	None required	C4-4 C4-5 C4-6 C4-7 C6 C8-3 C8-4
	1 per 10 beds-rated capacity	C4-1 C4-2 C8-1
	1 per 20 beds-rated capacity	C4-2A C4-3 C8-2
Refreshment stands, drive-ins	1 per 50 sq. ft. of #floor area#	C2-1 C2-2 C2-3 C7 C8-1 C8-2
	1 per 100 sq. ft. of #floor area#	C2-4 C2-5 C2-6 C2-7 C2-8 C6 C8-3 C8-4
FOR COMMUNITY FACILITY USES		
Agricultural #uses#, including greenhouses, nurseries or truck gardens	None required	C1-4 C1-5 C1-6 C1-7 C1-8 C1-9 C2-4 C2-5 C2-6 C2-7 C2-8 C4-4 C4-5 C4-6 C4-7 C5 C6 C8-3 C8-4
	1 per 1,000 sq. ft. of #lot area# used for selling purposes	C1-1 C1-2 C2-1 C2-2 C3 C4-1 C4-2 C8-1
	1 per 2,500 sq. ft. of #lot area# used for selling purposes	C1-3 C2-3 C4-2A C4-3 C8-2

<p>Ambulatory diagnostic or treatment health care facilities listed in Use Group 4</p>	<p>None required</p>	<p>C1-5 C1-6 C1-7 C1-8 C1-9 C2-5 C2-6 C2-7 C2-8 C4-4A C4-4L C4-5 C4-5A C4-5X C4-6 C4-7 C5 C6 C8-4</p>
	<p>1 per 150¹ sq. ft. of #floor area# and #cellar# space, except #cellar# space used for storage</p>	<p>C1-1 C2-1 C3 C4-1</p>
	<p>1 per 300¹ sq. ft. of #floor area# and #cellar# space, except #cellar# space used for storage</p>	<p>C1-2 C2-2 C4-2 C8-1</p>
	<p>1 per 400¹ sq. ft. of #floor area# and #cellar# space, except #cellar# space used for storage</p>	<p>C1-3 C2-3 C4-2A C4-3 C7 C8-2</p>
	<p>1 per 1,000 sq. ft. of #floor area# and #cellar# space, except #cellar# space used for storage</p>	<p>C1-4 C2-4 C4-4 C4-5D C8-3</p>
	<p>1 per 400 sq. ft. of #floor area# when located above the first #story# ceiling</p>	<p>C1-1, C1-2, C2-1 and C2-2 Districts mapped within R3-2 Districts</p>
	<p>1 per 400 sq. ft. of #floor area# and #cellar# space, except #cellar# space used for storage, when located in #community facility buildings# or when located above the first #story# ceiling in #buildings# with both #commercial# and #community facility# #uses#</p>	<p>C1-1, C1-2, C2-1 and C2-2 Districts mapped within R1, R2, R3A, R3X and R3-1 Districts, and C4-1 and C4-2 Districts, in the Borough of Staten Island and Community District 10 in the Borough of the Bronx</p>

<p>Child care services, as listed under the definition of #school# in Section 12-10 (DEFINITIONS), in #lower density growth management areas#</p>	<p>1 per 1000 sq. ft. when located in #community facility buildings# or when located above the first #story# ceiling in #buildings# with both #commercial# and #community facility# #uses#</p>	<p>C1-1, C1- 2, C2-1 and C2-2 Districts mapped within R1, R2, R3A, R3X and R3-1 Districts, and C4-1 and C4-2 Districts, in the Borough of Staten Island and Community District 10 in the Borough of the Bronx</p>
<p>Clubs, community centers or settlement houses; philanthropic or non-profit institutions without sleeping accommodations excluding ambulatory diagnostic or treatment health care facilities listed in Use Group 4; golf course club houses; non-commercial recreation centers; or welfare centers</p>	<p>None required</p>	<p>C1-4 C1-5 C1-6 C1-7 C1-8 C1-9 C2-4 C2-5 C2-6 C2-7 C2-8 C4-4 C4-5 C4-6 C4-7 C5 C6 C8-3 C8-4</p>
	<p>1 per 10 persons-rated capacity</p>	<p>C1-1 C1-2 C2-1 C2-2 C3 C4-1 C4-2 C8-1</p>
	<p>1 per 20 persons-rated capacity</p>	<p>C1-3 C2-3 C4-2A C4-3 C7 C8-2</p>
<p>College student dormitories and fraternity or sorority student houses</p>	<p>None required</p>	<p>C1-4 C1-5 C1-6 C1-7 C1-8 C1-9 C2-4 C2-5 C2-6 C2-7 C2-8 C4-4 C4-5 C4-6 C4-7 C5 C6</p>
	<p>1 per 6 beds</p>	<p>C1-1 C1-2 C2-1 C2-2 C3 C4-1 C4-2</p>
	<p>1 per 12 beds</p>	<p>C1-3 C2-3 C4-2A C4-3</p>
<p>Colleges, universities, or seminaries (a) For that #floor area# used for classrooms, laboratories, student centers or offices</p>	<p>None required</p>	<p>C1-4 C1-5 C1-6 C1-7 C1-8 C1-9 C2-4 C2-5 C2-6 C2-7 C2-8 C4-4 C4-5 C4-6 C4-7 C5 C6 C8-3 C8-4</p>
	<p>1 per 1,000 sq. ft. of #floor area#</p>	<p>C1-1 C1-2 C2-1 C2-2 C3 C4-1 C4-2 C8-1</p>
	<p>1 per 2,000 sq. ft. of #floor area#</p>	<p>C1-3 C2-3 C4-2A C4-3 C8-2</p>

(b) For that #floor area# used for theaters, auditoriums, gymnasiums or stadiums	None required	C1-4 C1-5 C1-6 C1-7 C1-8 C1-9 C2-4 C2-5 C2-6 C2-7 C2-8 C4-4 C4-5 C4-6 C4-7 C5 C6 C8-3 C8-4
	1 per 8 persons-rated capacity	C1-1 C1-2 C2-1 C2-2 C3 C4-1 C4-2 C8-1
	1 per 16 persons-rated capacity	C1-3 C2-3 C4-2A C4-3 C7 C8-2
Hospitals and related facilities ⁴	1 per 5 beds	C1-1 C1-2 C2-1 C2-2 C3 C4-1 C4-2 C8-1
	1 per 8 beds	C1-3 C1-4 C2-3 C2-4 C4-2A C4-3 C4-4 C4-5D C8-2 C8-3
	1 per 10 beds	C1-5 C1-6 C1-7 C1-8 C1-9 C2-5 C2-6 C2-7 C2-8 C4-4A C4-4L C4-5 C4-5A C4-5X C4-6 C4-7 C5 C6 C8-4
Houses of worship, applicable only to the facility's largest room of assembly; however, rooms separated by movable partitions shall be considered a single room	None required	C1 and C2 Districts mapped within R6, R7, R8, R9 or R10 Districts, C1-6 C1-7 C1-8 C1-9 C2-6 C2-7 C2-8 C4-2A C4-3 C4-4 C4-5 C4-6 C4-7 C5 C6 C8-2 C8-3 C8-4
	1 per 10 persons-rated capacity	C1 and C2 Districts mapped within R1, R2 or R3 Districts, C3 C4-1
	1 per 15 persons-rated capacity	C1 and C2 Districts mapped within R4 and R5 Districts, C4-2 C8-1

Libraries, museums or non-commercial art galleries ⁵	None required	C1-4 C1-5 C1-6 C1-7 C1-8 C1-9 C2-4 C2-5 C2-6 C2-7 C2-8 C4-4 C4-5 C4-6 C4-7 C5 C6
	1 per 1,000 sq. ft. of #floor area#	C1-1 C1-2 C2-1 C2-2 C3 C4-1 C4-2
	1 per 2,000 sq. ft. of #floor area#	C1-3 C2-3 C4-2A C4-3
Outdoor skating rinks	None required	C1-4 C1-5 C1-6 C1-7 C1-8 C1-9 C2-4 C2-5 C2-6 C2-7 C2-8 C4-4 C4-5 C4-6 C4-7 C5 C6 C8-3 C8-4
	1 per 800 sq. ft. of #lot area#	C1-1 C1-2 C2-1 C2-2 C3 C4-1 C4-2 C8-1
	1 per 2,000 sq. ft. of #lot area#	C1-3 C2-3 C4-2A C4-3 C7 C8-2
Outdoor tennis courts	None required	C1-4 C1-5 C1-6 C1-7 C1-8 C1-9 C2-4 C2-5 C2-6 C2-7 C2-8 C4-4 C4-5 C4-6 C4-7 C5 C6 C8-3 C8-4
	1 per 2 courts	C1-1 C1-2 C2-1 C2-2 C3 C4-1 C4-2 C8-1
	1 per 5 courts	C1-3 C2-3 C4-2A C4-3 C7 C8-2
Philanthropic or non-profit institutions with sleeping accommodations; #long-term care facilities#, except that independent living #dwelling units# within a continuing care retirement community shall be subject	None required	C1-4 C1-5 C1-6 C1-7 C1-8 C1-9 C2-4 C2-5 C2-6 C2-7 C2-8 C4-4 C4-5 C4-6 C4-7 C5 C6
	1 per 10 beds	C1-1 C1-2 C2-1 C2-2 C3 C4-1 C4-2

to the #accessory# off- street parking requirements of Section 36-30 . For the purposes of applying such requirements, #dwelling units# shall be as defined in Section 28-02	1 per 20 beds	C1-3 C2-3 C4-2A C4-3
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NOTE: PRC = Parking Requirement Category

- 1 The parking requirements for ambulatory diagnostic or treatment facilities listed in Use Group 4 and #uses# in PRC-B1 may be reduced by permit of the Board of Standards and Appeals in accordance with the provisions of Section [73-44](#) (Reduction of Parking Spaces for Ambulatory Diagnostic or Treatment Facilities Listed in Use Group 4 and Uses in Parking Requirement Category B1)
- 2 In the case of golf driving ranges, the requirements in this table apply only to that portion of the range used for tees
- 3 For predominantly open storage of miscellaneous #uses#, the #lot area# used for such #uses# shall be considered as #floor area# for the purposes of these requirements
- 4 Requirements are in addition to area utilized for ambulance parking
- 5 Requirements apply only to the #floor area# not used for storage