



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

13-22 - Applicability of Enclosure and Screening Requirements

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13-22 - Applicability of Enclosure and Screening Requirements

LAST AMENDED

3/22/2016

(a) Screening

In addition to the screening provisions of paragraph (a)(1) of Section [13-221](#) (Enclosure and screening requirements), the ground floor #use# provisions of the following Sections shall apply:

- (1) Sections [32-431](#) (Ground floor use in C1-8A, C1-9A, C2-7A, C2-8A, C4-6A and C4-7A Districts) and [32-432](#) (Ground floor use in Community Board 7, Borough of Manhattan);
- (2) Section [32-435](#) (Ground floor use in high density Commercial Districts) ;
- (3) Sections [81-42](#) (Retail Continuity Along Designated Streets) and [81-531](#) (Special retail frontage requirements) in the #Special Midtown District# ;
- (4) Section [82-21](#) (Restrictions on Street Level Uses) in the #Special Lincoln Square District# ;
- (5) Section [91-12](#) (Uses on Designated Retail Streets) and the applicable Sections of [91-41](#) (Regulations for Designated Retail Streets), inclusive, in the #Special Lower Manhattan District# ;
- (6) Section [95-08](#) (Special Use Regulations), inclusive, in the #Special Transit Land Use District# ;
- (7) Section [96-21](#) (Special Regulations for 42nd Street Perimeter Area), paragraph (c), in the #Special Clinton District# ;
- (8) Section [98-14](#) (Ground Floor Use and Transparency Requirements on Tenth Avenue) in the #Special West Chelsea District# ;
- (9) Section [99-03](#) (Special Use Regulations), inclusive, in the #Special Madison Avenue Preservation District# ;
- (10) Sections [109-11](#) (Special Use Regulations), inclusive, and [109-21](#) (Use Regulations), inclusive in the #Special Little Italy District# ; and
- (11) Section [132-20](#) (SPECIAL USE REGULATIONS), inclusive, in the #Special Enhanced Commercial District#.

(b) Transparency

The transparency provisions of paragraph (a)(2) of Section [13-221](#) shall not apply to portions of ground floor level #street walls# that are subject to the following Sections:

- (1) Section [32-435](#) (Ground floor use in high density Commercial Districts);
- (2) Section [81-42](#) (Retail Continuity Along Designated Streets) in the #Special Midtown District# ;
- (3) Section [82-23](#) (Street Wall Transparency) in the #Special Lincoln Square District# ;
- (4) Section [91-412](#) (Access and glazing of required retail space) in the #Special Lower Manhattan District# ;
- (5) Section [96-21](#) (Special Regulations for 42nd Street Perimeter Area), paragraph (c), in the #Special Clinton District# ;

- (6) Section [98-14](#) (Ground Floor Use and Transparency Requirements on Tenth Avenue) in the #Special West Chelsea District# ; and
- (7) Section [132-30](#) (SPECIAL TRANSPARENCY REGULATIONS AND STREET WALL LOCATION), inclusive, in the #Special Enhanced Commercial District#.

13-221 - Enclosure and screening requirements

LAST AMENDED

5/12/2021

- (a) #Accessory# off-street parking facilities

All #accessory# off-street parking spaces shall be located within a #completely enclosed# #building#, with the exception of parking spaces #accessory# to a hospital, as listed in Use Group 4, and as provided in Section [13-45](#) (Special Permits for Additional Parking Spaces). In addition, such parking facilities shall comply with the following provisions:

- (1) Screening

Any portion of an #accessory# off-street parking facility that is located above #curb level# shall comply with the applicable parking wrap and screening provisions set forth in Section [37-35](#).

- (2) Transparency

Portions of ground floor #commercial# and #community facility# #uses# screening the parking facility in accordance with the provisions of paragraph (a) of Section [37-35](#) shall be glazed with transparent materials in accordance with Section [37-34](#).

For #zoning lots# with multiple #street wall# frontages, the transparency provisions of this paragraph, (a)(2), need not apply to #street walls# that are located entirely beyond 100 feet of any portion of the #accessory# parking facility, as measured in plan view, perpendicular to such parking facility.

- (b) Automobile rental establishments

All off-street parking within an automobile rental establishment shall be located within a #completely enclosed# #building# and shall comply with the screening provisions of paragraph (a) of this Section. #Accessory# office space and customer waiting areas associated with such establishments shall constitute #commercial floor area# for the purposes of such screening requirement.

- (c) #Public parking lots# and certain permitted #accessory# parking lots

#Public parking lots# and open parking spaces #accessory# to a hospital shall provide screening in accordance with the provisions of [37-921](#) (Perimeter landscaping).