Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

62-43 - Parking Requirements for Commercial Docking Facilities

File generated by https://zr.planning.nyc.gov on 9/6/2026

62-43 - Parking Requirements for Commercial Docking Facilities

LAST AMENDED
12/5/2024

#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# involving the commercial docking facilities listed. For the purposes of this Section, the term #development# shall also include, in the case of an existing docking facility, an increase in any unit of measurement used in computing parking requirements.

In addition, passenger drop-off and pick-up areas shall be provided as set forth in Section 62-462.

#Accessory# off-street parking or drop-off and pick-up area requirements for docking facilities serving ferries or sightseeing, excursion or sport fishing vessels may be modified by City Planning Commission authorization pursuant to the provisions of Section 62-821.

REQUIRED PARKING SPACES FOR DOCKING FACILITIES

Docking Facilities Serving	**Districts**	**Number of Required Parking Spaces**
Non-commercial pleasure boats Rental boats	C1 thru C8 M1 M2 M3	1 per 2 berths or moorings
Ferries	R3** thru R5**	0.30 x p*
Sightseeing, excursion or sport fishing vessels	C1-1 C2-1 C3 C4-1	

R6** R7-1** R7A** R7B** R7D** C1-2 C2-2 C4-2 C8-1 M1-1 M1-2 M2-1 M2-2 M3-1	0.20 x p*
R7-2** R7-3** R7X** C1-3 C2-3 C4-3 C8-2 M1-3	0.15 x p*
R8** R9** C1-4 C2-4 C4-4 C8-3	0.10 x p*
C7 outside the #Greater Transit Zone#	
#Manufacturing Districts# with an A suffix outside the #Greater Transit Zone#	

R10**	None required	
C1-5 thru C1-9		
C2-5 thru C2-8		
C4-4A C4-5 C4-6 C4-7 C4-8 C4-9 C4-11 C4-12		
C5 C6 C8-4		
M1-4 M1-5 M1-6		
M2-3 M2-4 M3-2		
C7 within the #Greater Transit Zone#		
#Manufacturing Districts# with an A suffix within the #GreaterTransit Zone#		
Passenger ocean vessels	C6**	0.15 x p*
	M1-1 M1-2 M1-3 M2-1 M2-2 M3-1	1 per 2,000 sq. ft. of #lot area# or 1 per 3 employees, whichever is less
	#Manufacturing Districts# with an A suffix outside the #Greater Transit Zone#	

	M1-4 M1-5 M1-6	None required
	M2-3 M2-4	
	M3-2	
	#Manufacturing Districts# with an A suffix within the #Greater Transit Zone#	
Vessels not otherwise listed	M1-1 M1-2 M1-3 M2-1 M2-2 M3-1	1 per 2,000 sq. ft. of #lot area# or 1 per 3 employees whichever is less
	#Manufacturing Districts# with an A suffix outside the #Greater Transit Zone#	
	M1-4 M1-5 M1-6	None required
	M2-3 M2-4	
	M3-2	
	#Manufacturing Districts# with an A suffix within the #Greater Transit Zone#	

* For sightseeing, excursion, sport fishing or passenger ocean vessels, “p” is the sum of the maximum capacities of all such vessels using a dock. The maximum capacity of each vessel is its U.S. Coast Guard certified capacity

For ferries, “p” is the total ferry passenger load of a dock on weekdays between the hours of 6:00 a.m. and 9:00 a.m., as determined by the N.Y.C. Department of Transportation

For docks serving both above categories of vessels, the number of parking spaces required shall be the sum of the number of spaces required for each category

** By City Planning Commission special permit only for ferries or passenger ocean vessels in districts indicated