



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

124-51 - Use and Location of Parking Facilities

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LAST AMENDED
2/2/2011

The provisions of this Section shall apply to all off-street parking spaces within the #Special Willets Point District#.

Floor space used for parking shall be exempt from the definition of #floor area#.

Parking facilities with over 225 parking spaces shall provide adequate reservoir space at the vehicular entrances to accommodate either 10 automobiles or five percent of the total parking spaces provided in such facility, whichever amount is greater, but in no event shall such reservoir space be required for more than 50 automobiles.

- (a) All off-street parking spaces shall be located within facilities that, except for entrances and exits, are located:
- (1) entirely below the level of any #street# or publicly accessible open space upon which such facility, or portion thereof, fronts;
 - (2) in a #cellar# no more than four feet above grade within Area B, as shown on Map 1 in the Appendix to this Chapter, provided that the #street wall# is set back at least four feet from the #street line# except for projections permitted pursuant to Section [124-22](#), paragraph (a)(3), and planted areas are provided pursuant to Section [124-22](#), paragraph (a)(5), and further provided that 50 percent of such #street wall# with adjacent parking spaces consists of opaque materials;
 - (3) at every level above-grade, wrapped by #floor area# provided in accordance with paragraph (a) of Section [37-35](#) (Parking Wrap and Screening Requirements); or
 - (4) above-grade and adjacent to a #street wall# or public access area, and screened in accordance with the provisions set forth in paragraphs (b)(1) through (b)(3) of Section [37-35](#). A parking structure so screened shall be permitted only in the following locations:
 - (i) except within #blocks# that bound the intersection of 126th Street and Northern Boulevard or 126th Street and Roosevelt Avenue, a parking facility may be located adjacent to a #street wall# facing 126th Street above a height of 35 feet and limited to a height of 85 feet. At least 30 feet of #floor area# containing permitted #uses# shall separate such parking spaces from any other adjacent #street#;
 - (ii) a parking facility may be located adjacent to a #street wall# limited to a height of 85 feet on a #block# that bounds the intersection of 126th Street and Northern Boulevard, provided that such #street wall# is on Northern Boulevard and is more than 100 feet from 126th Street. At least 30 feet of #floor area# containing permitted #uses# shall separate such parking spaces from adjacent #residential#, #connector# or #primary retail streets#;
 - (iii) a parking facility not on a #block# that bounds the intersection of 126th Street and Northern Boulevard may be located adjacent to a #street wall# limited to a height of 40 feet facing Northern Boulevard, provided that such #street wall# with adjacent parking spaces is on Northern Boulevard and is more than 100 feet from 126th Street. At least 30 feet of #floor area# containing permitted #uses# shall separate such parking spaces from any other adjacent #street#;
 - (iv) a parking facility may be located adjacent to a #street wall# on a #block# that bounds the intersection of 126th Street and Roosevelt Avenue, provided that such #street wall# with adjacent parking spaces is more than 100 feet from 126th Street, Roosevelt Avenue and at least 30 feet from any #connector street#;

- (v) a parking facility may be located adjacent to a #street wall# limited to a height of 40 feet facing the eastern boundary of the #Special Willets Point District#, within 200 feet of such eastern boundary, so that such parking facility is not visible from a #connector street#. At least 30 feet of permitted #floor area# containing #uses# shall separate such parking spaces from adjacent #residential# and #connector streets#; and
 - (vi) a parking facility may be located adjacent to a #street wall# where such #street wall# is on a #service street#, provided that at least 30 feet of #floor area# containing permitted #uses# shall separate such parking spaces from adjacent #residential#, #connector#, #retail# or #primary retail streets#.
- (b) All parking facilities with parking spaces adjacent to an exterior #building# wall that is not a #street wall# shall provide screening in accordance with the provisions set forth in paragraphs (b)(1) through (b)(3) of Section [37-35](#).
 - (c) All parking facilities shall not be open to the sky, and all parking facilities shall have a roof that meets the design requirements of Section [124-34](#).
 - (d) All #accessory# off-street parking spaces may be made available for public use. However, any such space shall be made available to the occupant of a #residence# to which it is #accessory# within 30 days after written request therefore is made to the landlord. Furthermore, if #accessory# and public parking spaces are provided on the same #block#, all such spaces shall be located within the same parking facility.
 - (e) All #accessory# off-street parking spaces may be provided within parking facilities in #buildings# other than the same #building# as the #uses# to which they are #accessory#, provided that:
 - (1) the off-street parking space within such facility is counted only once in meeting the parking requirements for a specific #building#; and
 - (2) such parking facilities are located within the #Special Willets Point District#; or
 - (3) such parking facilities are located within distances specified by Sections [36-421](#) (Maximum distance from zoning lot) and [36-43](#) (Off-site Spaces for Commercial or Community Facility Uses), as applicable.