Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

44-00 - GENERAL PURPOSES AND DEFINITIONS

File generated by https://zr.planning.nyc.gov on 11/13/2026

44-00 - GENERAL PURPOSES AND DEFINITIONS

LAST AMENDED
12/15/1961

44-01 - General Purposes

LAST AMENDED
12/15/1961

The following regulations on permitted and required accessory off-street parking spaces are adopted in order to provide parking spaces off the streets for the increasing number of people driving to work in areas outside the high density central areas, to relieve congestion on streets in industrial districts, to help prevent all-day parking in residential and commercial areas adjacent to manufacturing areas, and to provide for better and more efficient access to and from industrial establishments within the City, and thus to promote and protect public health, safety, and general welfare.

44-02 - Applicability

LAST AMENDED
12/6/2023

Except as otherwise provided in this Section, the regulations of this Chapter on permitted or required #accessory# off-street parking spaces apply to #manufacturing#, #commercial# or #community facility# #uses#, as set forth in the provisions of the various Sections. In limited instances certain

regulations also apply to #public parking garages# and #public parking lots#.

Special regulations applying in the #waterfront area# are set forth in Article VI, Chapter 2.

Special regulations applying in the #flood zone# are set forth in Article VI, Chapter 4.

44-021 - Applicability of regulations in the Manhattan Core and the Long Island City area

LAST AMENDED
12/5/2024

Special regulations governing #accessory# off-street parking and loading in the #Manhattan Core# are set forth in Article I, Chapter 3, and special regulations governing #accessory# off-street parking in the #Long Island City area#, as defined in Section 16-02 (Definitions), are set forth in Article I, Chapter 6.

44-022 - Applicability of regulations in M1-1D through M1-5D Districts

LAST AMENDED
12/5/2024

In M1-1D, M1-2D, M1-3D, M1-4D and M1-5D Districts, the parking regulations governing M1 Districts shall apply to #manufacturing#, #commercial# or #community facility# #uses#, and the parking regulations applicable to R5 Districts, as set forth in Article II, Chapter 5, shall apply to #residences#.

44-023 - Applicability of regulations in M1-6D Districts

LAST AMENDED
12/5/2024

In M1-6D Districts, the parking regulations governing M1 Districts shall apply to #commercial# and #manufacturing# #uses#. For #residential# and #community facility# #uses#, the parking regulations applicable in C6-4 Districts, as set forth in Article III, Chapter 6, shall apply.

In addition, parking regulations shall be modified by Article I, Chapter 3 (Comprehensive Off-street Parking and Loading Regulations in the Manhattan Core), as applicable.

44-024 - Applicability of regulations in an M1-1 District in Community District 12 in the Borough of Queens

LAST AMENDED
12/5/2024

In the M1-1 District bounded by 95th Avenue, 148th Street, 97th Avenue and 147th Place in Community District 12 in the Borough of Queens, the #accessory# off-street parking regulations of an M1 District shall apply, except that the #accessory# off-street parking regulations for an R5 District set forth in Article II, Chapter 5, shall apply to #residential uses#.

44-025 - Applicability of regulations to public parking garages and public parking lots

LAST AMENDED
12/5/2024

The following provisions of this Chapter shall apply to #public parking garages# and #public parking lots# in addition to #accessory# off-street parking facilities:

Section 44-352 (Restrictions on the use of parking spaces in public parking garages and public parking lots)

Section 44-423 (Calculating floor area in parking facilities with lift systems, or in automated parking facilities)

Section 44-43 (Location of Access to the Street)

Section 44-44 (Surfacing)

Section 44-45 (Screening)

Section 44-47 (Parking Lot Maneuverability and Curb Cut Regulations)

44-03 - Definitions

LAST AMENDED
11/19/1987

Words in italics are defined in Section 12-10 (DEFINITIONS) or, if applicable exclusively to this Chapter, in this Section.