



## 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  
12/5/2024

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); and
- (c) for certain #zoning lots#, #developments# or #enlargements# below minimum thresholds pursuant to Section [36-25](#) (Waiver for Certain Small Zoning Lots or Establishments).

For the purposes of applying the loading requirements of this Chapter, #uses# are grouped into the following Parking Requirement Categories (PRC) based on how requirements are measured. The specific designations for #uses# are set forth in the Use Group tables.

| Parking Requirement Category | Type of Requirement         |
|------------------------------|-----------------------------|
| PRC – A                      | square feet of #floor area# |
| PRC – B                      | person-rated capacity       |
| PRC – C                      | square feet of #lot area#   |

PRC – D square feet of #floor area#, or number of employees

PRC – E number of beds

PRC – F guest rooms or suites

PRC – G other

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

| Parking Requirement Category   | PRC - A                                      |                |                   |                | PRC - B                    |                  |                  | PRC - C                                     |
|--|--|----------------|-------------------|----------------|----------------------------|------------------|------------------|---|
|  | A1   | A2             | A3                | A4             | B1                         | B2               | B3               |   |
| Unit of measurement  | per square feet of #floor area# <sup>1</sup> |                |                   |                | per persons-rated capacity |                  |                  | per square feet of # lot area# <sup>4</sup> |
| C1-1 C2-1 C3<br>C4-1   | 1 per<br>100                                 | 1 per<br>150   | 1 per 150<br>2, 3 | 1 per<br>400   | 1 per 4                    | 1 per 8          | 1 per 10         | 1 per 500                                   |
| C1-2 C2-2<br>C4-2 C8-1   | 1 per<br>200                                 | 1 per<br>300   | 1 per 300<br>2, 3 | 1 per<br>600   | 1 per 8                    |                  |                  |   |
| C1-3 C2-3<br>C4-2A C4-3<br>C8-2  | 1 per<br>300                                 | 1 per<br>400   | 1 per 400<br>2    | 1 per<br>800   | 1 per 12                   | 1 per 16         | 1 per 20         | 1 per 2,000                                 |
| C1-4 C2-4<br>C4-4 C4-5D<br>C8-3<br><br>C7 outside the<br>#Greater<br>Transit Zone# | 1 per<br>1,000                               | 1 per<br>1,000 | 1 per<br>1,000    | 1 per<br>1,000 | 1 per 25                   | None<br>required | None<br>required | None<br>required                            |

|  |                  |                  |                  |                  |                  |                  |                  |                  |
|--|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| C1-5 C1-6<br>C1-7 C1-8<br>C1-9 C2-5<br>C2-6 C2-7<br>C2-8 C4-4A<br>C4-4L C4-5<br>C4-5A C4-5X<br>C4-6 C4-7<br>C4-8 C4-9<br>C4-11 C4-12<br>C5 C6 C8-4<br><br>C7 within the<br>#Greater<br>Transit Zone# | None<br>required | None<br>required | None<br>required | None<br>required | None<br>required | None<br>required | None<br>required | None<br>required |
|--|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|

- 1 For ambulatory diagnostic or treatment facilities listed under Use Group III(B), #cellar# space, except #cellar# space used for storage shall be included to determine parking requirements.
- 2 Parking requirements for #uses# in PRC-A3 may be reduced by permit of the Board of Standards and appeals in accordance with the provisions of Section [73-44](#).
- 3 In C1-1, C1-2, C2-1 and C2-2 Districts mapped within R3-2 Districts, the parking requirements for ambulatory diagnostic or treatment health care facilities shall be 1 per 400 square feet of #floor area# when located above the first #story# ceiling.
- 4 In the case of golf driving ranges, the requirements in this table apply only to that portion of the range used for tees.

| Parking<br>Requirement<br>Category | PRC - D   |  | PRC - E                 |          |                 | PRC - F                     |         |
|------------------------------------|---|--|-------------------------|----------|-----------------|-----------------------------|---------|
|                                    | D1  | D2   | E1                      | E2       | E3 <sup>7</sup> | F1                          | F2      |
| Unit of<br>measurement             | per square feet of #floor<br>area# or per employees <sup>5</sup>                |  | per bed                 |          |                 | per guest room or<br>suites |         |
| C1-1 C2-1 C3<br>C4-1               | 1 per 1,000<br>sq ft or 1 per<br>3<br>employees,<br>whichever<br>will require a | 1 per 2,000 sq<br>ft or 1 per 3<br>employees,<br>whichever will<br>require a | 1 per<br>5 <sup>6</sup> | 1 per 6  | 1 per 10        |                             | 1 per 4 |
| C1-2 C2-2 C4-2<br>C8-1             |   |  |                         |          |                 |                             | 1 per 8 |
| C1-3 C2-3 C4-<br>2A C4-3 C8-2      |   |  |                         | 1 per 12 | 1 per 20        |                             |         |

|  |                               |                            |                          |                  |                  |            |                  |
|--|-------------------------------|----------------------------|--------------------------|------------------|------------------|------------|------------------|
| C1-4 C2-4 C4-4<br>C4-5D C8-3<br><br>C7 outside the<br>#Greater Transit<br>Zone#  | larger<br>number of<br>spaces | larger number<br>of spaces | 1 per<br>8 <sup>6</sup>  | None<br>required | None<br>required | 1 per<br>1 | 1 per 12         |
| C1-5 C1-6 C1-7<br>C1-8 C1-9 C2-5<br>C2-6 C2-7 C2-8<br>C4-4A C4-4L<br>C4-5 C4-5A C4-<br>5X C4-6 C4-7<br>C4-8 C4-9 C4-<br>11 C4-12 C5 C6<br>C8-4<br><br>C7 within the<br>#Greater Transit<br>Zone# | None<br>required              | None required              | 1 per<br>10 <sup>6</sup> | None<br>required | None<br>required |            | None<br>required |

5 For predominantly open storage of miscellaneous #uses# in PRC-D2, the #lot area# used for such #uses# shall be considered as #floor area# for the purposes of these requirements.

6 Parking requirements for #uses# in PRC-E1 are in addition to area utilized for ambulance parking.

7 Independent living #dwelling units# within a continuing care retirement community shall be subject 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 [12-10](#).

| Parking<br>Requirement<br>Category | PRC - G                |                             |                             |  |           |   |
|------------------------------------|------------------------|-----------------------------|-----------------------------|--|-----------|---|
|                                    | Agricultural<br>#uses# | Outdoor<br>racket<br>courts | Outdoor<br>skating<br>rinks | Colleges,<br>universities<br>or seminaries | #Schools# | Libraries,<br>museums or<br>non-<br>commercial<br>art galleries |
|                                    |                        |                             |                             |  |           |   |

| Unit of measurement  | per square feet of #lot area# used for selling purposes | per court     | per square feet of #lot area# | per square feet of #floor area# used for classrooms, laboratories, student centers or offices | per square feet of #floor area# | per square feet of #floor area# <sup>8</sup> |
|--|---|---------------|-------------------------------|---|---------------------------------|--|
| C1-1 C2-1 C3 C4-1  | 1 per 1,000   | 1 per 2       | 1 per 800                     | 1 per 800   |                                 | 1 per 800                                    |
| C1-2 C2-2 C4-2 C8-1  |   |               |                               |   |                                 | 1 per 800                                    |
| C1-3 C2-3 C4-2A C4-3 C8-2  | 1 per 2,500   | 1 per 5       | 1 per 2,000                   | 1 per 2,000   |                                 | 1 per 2,000                                  |
| C1-4 C2-4 C4-4 C4-5D C8-3<br>C7 outside the #Greater Transit Zone#   | None required   | None required | None required                 | None required   |                                 | 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 C4-8 C4-9 C4-11 C4-12 C5 C6 C8-4<br>C7 within the #Greater Transit Zone# | None required   | None required | None required                 | None required   |                                 | None required                                |

<sup>8</sup> Parking requirements for houses of worship shall be applicable only to the facility's largest room of assembly; however, rooms separated by movable partitions shall be considered a single room.

| Parking Requirement Category                                       | PRC - G (continued)             |                                 |                         |                                   |  |                                 |                                 |                                 |
|--|---------------------------------|---------------------------------|-------------------------|-----------------------------------|--|---------------------------------|---------------------------------|---------------------------------|
|  | Court houses                    | Fire or Police stations         | Prisons                 | Docks                             | Camps, overnight and day                       | Post Offices                    | Funeral Establishments          | Riding academies or stables     |
| Unit of measurement  | per square feet of #floor area# | per square feet of #floor area# | per beds-rated capacity | see Section <a href="#">62-43</a> | per square feet of #lot area# or per employees | per square feet of #floor area# | per square feet of #floor area# | per square feet of #floor area# |
| C1-1 C2-1 C3 C4-1  | 1 per 500                       | None required                   | 1 per 10                | see Section <a href="#">62-43</a> | 1 per 2,000 or 1 per 3                         | 1 per 800                       | 1 per 200                       | None required                   |
| C1-2 C2-2 C4-2 C8-1  | 1 per 800                       |                                 |                         |                                   |  | 1 per 1,200                     | 1 per 400                       |                                 |
| C1-3 C2-3 C4-2A C4-3 C8-2  | 1 per 1,000                     |                                 | 1 per 20                |                                   |  | 1 per 1,500                     | 1 per 600                       |                                 |
| C1-4 C2-4 C4-4 C4-5D C8-3<br>C7 outside the #Greater Transit Zone# | 1 per 2,000                     |                                 | None required           |                                   |  | 1 per 2,000                     |                                 |                                 |
|  |                                 |                                 |                         |                                   |  |                                 |                                 |                                 |

|  |                  |                  |  |                  |               |  |
|--|------------------|------------------|--|------------------|---------------|--|
| 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                                  | None<br>required | None<br>required |  | None<br>required | None required |  |
| C4-8 C4-9                                  |                  |                  |  |                  |               |  |
| C4-11 C4-12                                |                  |                  |  |                  |               |  |
| C5 C6 C8-4                                 |                  |                  |  |                  |               |  |
| C7 within the<br>#Greater<br>Transit Zone# |                  |                  |  |                  |               |  |

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### 36-211 - Special provisions in certain areas

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LAST AMENDED  
6/6/2024

In 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, the following parking requirements shall apply to certain #uses#:

- (a) the parking requirements for child care services, as listed under the definition of #school# in Section [12-10](#) (DEFINITIONS), in #lower density growth management areas# shall be 1 per 1,000 square feet when located in #community facility buildings# or when located above the first #story# ceiling in #buildings# with both #commercial# and #community facility uses#; and
- (b) the parking requirements for #ambulatory diagnostic or treatment health care facilities# shall be 1 per 400 square feet 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#.