



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

13-04 - Applicability

File generated by <https://zr.planning.nyc.gov> on 12/31/2025

13-04 - Applicability

LAST AMENDED
5/8/2013

13-041 - Applicability of parking regulations within the Manhattan Core

LAST AMENDED
12/5/2024

The provisions of this Chapter shall apply to automotive equipment rental and leasing establishments listed under Use Group VI, #public parking lots#, and #public parking garages# listed under Use Group IX(C), and #accessory# off-street parking facilities, in the #Manhattan Core#, as follows:

- (a) for #accessory# off-street parking facilities, #public parking garages# and #public parking lots# constructed prior to May 8, 2013, or existing #buildings# #developed# without parking, the number of parking spaces required or permitted shall be as set forth in Section [13-07](#) (Existing Buildings and Off-street Parking Facilities);
- (b) for #accessory# off-street parking facilities, automobile rental establishments and #public parking lots developed# or #enlarged# after May 8, 2013, the as-of-right number of parking spaces permitted in a parking facility shall be as set forth in Section [13-10](#) (PERMITTED OFF-STREET PARKING IN THE MANHATTAN CORE). Special rules shall apply to all such #accessory# off-street parking spaces, automobile rental establishments and #public parking lots#, as set forth in Section [13-20](#) (SPECIAL RULES FOR MANHATTAN CORE PARKING FACILITIES);
- (c) any increase in the number of off-street parking spaces in an #accessory# off-street parking facility or #public parking lot# resulting in a capacity not otherwise allowed under the applicable regulations of Section [13-10](#); or a new #public parking lot# in a location not permitted by Section [13-14](#) (Permitted Parking in Public Parking Lots), shall be permitted only by the City Planning Commission, pursuant to the applicable special permit in Section [13-45](#) (Special Permits for Additional Parking Spaces);
- (d) #public parking garages# #developed# or #enlarged# after May 8, 2013, shall not be permitted as-of-right. Any #development# or #enlargement# of such #public parking garages# shall only be permitted in C1-5, C1-6, C1-7, C1-8, C1-9, C2, C4, C5, C6, C7, C8, M1, M2 or M3 Districts by the City Planning Commission, pursuant to the applicable special permit in Section [13-45](#). Commercial vehicles may occupy spaces in permitted #public parking garages# in accordance with the provisions of Section [13-16](#) (Permitted Parking for Car Sharing Vehicles and Commercial Vehicles).

13-042 - Applicability of special permits within the Manhattan Core

LAST AMENDED
6/6/2024

The following special permits shall not be applicable within the #Manhattan Core#:

Section [73-46](#) (Exceptions to Maximum Size of Accessory Group Parking Facilities);

Section [74-193](#) (Public parking garages or public parking lots outside high density areas);

Section [74-194](#) (Public parking garages or public parking lots in high density central areas), except as set forth in Section [13-06](#) (Previously Filed or Approved Special Permits or Authorizations); and

Section [74-53](#) (Accessory Group Parking Facilities for Uses in Large-Scale Residential Developments or Large-Scale

Community Facility Developments or Large-Scale General Developments), inclusive.

13-043 - Applicability of loading regulations within the Manhattan Core

LAST AMENDED

5/8/2013

The provisions of Section [13-30](#) (OFF-STREET LOADING REGULATIONS IN THE MANHATTAN CORE), inclusive, shall apply to all #accessory# off-street loading berths provided as part of #developments#, #enlargements#, #extensions# or changes of #use# within the #Manhattan Core# after May 8, 2013.