



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

13-12 - Permitted Parking for Non-Residential Uses

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LAST AMENDED

6/6/2024

Accessory off-street parking spaces are permitted for non-residential uses in developments or enlargements, as follows:

(a) Transient hotels

For transient hotel developments or enlargements, a maximum of 225 accessory off-street parking spaces shall be permitted. In no event may the number of parking spaces exceed 15 percent of the number of new transient hotel rooms;

(b) Hospitals

For developments or enlargements of non-profit, voluntary or proprietary hospitals and related facilities listed under Use Group III(B), a maximum of 100 accessory off-street parking spaces are permitted;

(c) Retail or service uses

For developments or enlargements comprising commercial uses listed under Use Group VI, the maximum number of accessory off-street parking spaces permitted shall not exceed one space per 4,000 square feet of floor area, or 10 spaces, whichever is less;

(d) Other commercial, community facility and manufacturing uses

For developments or enlargements comprising community facility uses other than hospitals, commercial uses other than those listed in paragraphs (a) and (c) of this Section, or manufacturing uses, the maximum number of accessory off-street parking spaces permitted shall not exceed one space per 4,000 square feet of such community facility, commercial or manufacturing floor area or 100 spaces, whichever is less.