



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

13-23 - Curb Cut Restrictions

File generated by <https://zr.planning.nyc.gov> on 12/25/2025

13-23 - Curb Cut Restrictions

LAST AMENDED
12/5/2024

13-231 - Location of curb cuts

LAST AMENDED
12/5/2024

For #accessory# off-street parking facilities, automobile rental establishments and #public parking lots#, curb cuts are required for entry and exit to such parking facilities. Such curb cuts:

- (a) shall not be permitted within 50 feet of the intersection of any two #street lines#, except where the Commissioner of Buildings certifies that such location:
 - (1) is not hazardous to traffic safety;
 - (2) is not likely to create traffic congestion; and
 - (3) will not unduly inhibit surface traffic or pedestrian flow.

The Commissioner of Buildings may refer such matter to the Department of Transportation, or its successor, for a report;

- (b) shall not be located within two and one-half feet of any #side lot line# of the #zoning lot#, or prolongation thereof;
- (c) for #accessory# off-street parking facilities and automobile rental establishments, shall not be located on a #wide street#, except where authorized pursuant to Section [13-441](#) (Curb cuts); and
- (d) for #public parking lots#, shall not be permitted on the following #wide streets#, except where authorized pursuant to Section [13-441](#):
 - (1) 14th Street, from Fourth Avenue to Seventh Avenue;
 - (2) Avenue of the Americas, from 23rd Street to 32nd Street;
 - (3) Canal Street, from the Bowery to West Broadway;
 - (4) Church Street, from Park Place to Worth Street;
 - (5) Delancey Street, from Clinton Street to the west side of Orchard Street;
 - (6) Fifth Avenue;
 - (7) Seventh Avenue, from 23rd Street to 32nd Street; and
 - (8) Worth Street, from Centre Street to Church Street.

13-232 - Maximum width of curb cuts

(a) #Accessory# off-street parking facilities

For curb cuts accessing off-street parking spaces #accessory# to #residences# in the #Manhattan Core#, the provisions of Sections [25-631](#) (Location and width of curb cuts in certain districts) and [36-532](#) (Location and width of curb cuts accessing residential parking spaces in certain districts) shall apply, as applicable.

In addition, the maximum width of a curb cut shall be 22 feet, including splays, for curb cuts accessing off-street parking spaces #accessory# to #residences# in R9 through R12 Districts, and in #Commercial Districts# mapped within or with a #residential equivalent# of R9 through R12 Districts. This maximum curb cut width of 22 feet shall also apply to curb cuts accessing off-street parking spaces #accessory# to #commercial# or #community facility# #uses#, and to curb cuts accessing off-street parking facilities with parking spaces #accessory# to a mix of #uses#.

(b) Automobile rental establishments

For curb cuts accessing automobile rental establishments, the maximum width of a curb cut shall be 22 feet, including splays.

(c) #Public parking lots#

For curb cuts accessing #public parking lots#, the curb cut provisions of paragraph (c) of Section [36-57](#) (Parking Lot Maneuverability and Curb Cut Regulations) shall apply.