Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

13-30 - OFF-STREET LOADING REGULATIONS IN THE MANHATTAN CORE

File generated by https://zr.planning.nyc.gov on 11/26/2026

13-30 - OFF-STREET LOADING REGULATIONS IN THE MANHATTAN CORE

LAST AMENDED
6/6/2024

All #accessory# off-street loading berths provided in the #Manhattan Core# after May 8, 2013, shall comply with the applicable provisions of this Section, inclusive.

13-31 - Floor Area Exemption

LAST AMENDED
6/6/2024

In addition to the #floor area# exemption for #accessory# off-street loading berths set forth in Section 12-10 (DEFINITIONS), for #buildings# with a total #floor area# in excess of 100,000 square feet, up to 300 square feet of floor space may be exempted from the definition of #floor area# where such #buildings# allocate a permanent space for dumpster storage, and such storage space has a minimum dimension of 12 feet by 25 feet. Such dumpster storage space shall be adjacent to a #building's# loading berth.

13-32 - Location of Access to the Street

LAST AMENDED
6/6/2024

In addition to the provisions of Sections 25-75, 36-662 and 44-562 (Location of access to the street), no entrance or exit to an #accessory# off-street loading berth shall be located on a #street# with a roadbed width that is less than 20 feet, as measured curb to curb.

13-33 - Modification of Loading Berth Requirements

LAST AMENDED
6/6/2024

The provisions of Sections 25-75 (Location of Access to the Street), 36-63 and 44-53 (Waiver of Requirements for All Zoning Lots Where Access Would Be Forbidden) shall be modified to allow the Commissioner of Buildings to reduce or waive the applicable loading berth requirements, provided that:

(a) the #zoning lot# only has frontage upon a #street#, or portion thereof, where curb cuts or entrances and exits to #accessory# off-street loading berths are not permitted;

(b) the #zoning lot# has frontage along a #street# where curb cuts accessing a loading berth are otherwise permitted, but there is no access to such #zoning lot# from the #street# due to the presence of:

(1) a #building#, existing on May 8, 2013, containing #residences#;

(2) a #non-residential building#, existing on May 8, 2013, that is three or more #stories# in height; or

(3) a #building# designated as a landmark or considered a contributing #building# in an Historic District designated by the Landmarks Preservation Commission; or

(c) there are subsurface conditions, ventilation requirements from below-grade infrastructure or other site planning constraints that would make accommodating such loading berths infeasible.

In the case of paragraph (c), as set forth in this Section, the Commissioner shall require a loading berth of not less than 33 feet in depth, if such a berth can be accommodated in consideration of the relevant site restraints. The Commissioner of Buildings may request reports from licensed engineers or registered architects in considering such reduction or waiver.

13-34 - Modification of Minimum Size of Loading Berth

LAST AMENDED
6/6/2024

For all permitted or required #accessory# loading berths, the minimum length requirements for uses in LRC-A, set forth in Sections 36-661 (Size of required berths) and 44-561 (Size of required berths), shall be 37 feet.