Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

73-44 - Reduction of Parking Spaces for Uses in Parking Requirement Category A3

File generated by https://zr.planning.nyc.gov on 11/23/2026

73-44 - Reduction of Parking Spaces for Uses in Parking Requirement Category A3

LAST AMENDED
6/6/2024

In the districts indicated, the Board of Standards and Appeals may permit a reduction in the number of #accessory# off-street parking spaces required by the provisions of Section 36-21 or 44-21 (General Provisions) for #uses# in parking requirement category A3 to the applicable number of spaces specified in the table set forth at the end of this Section, provided that the Board finds that occupancy by #uses# in parking category A3 is contemplated in good faith on the basis of evidence submitted by the applicant. In such a case the Board shall require that the certificate of occupancy issued for the #building# within which such #use# is located shall state that no certificate shall thereafter be issued if the #use# is changed to a #use# listed in parking category A2 unless additional #accessory# off-street parking spaces sufficient to meet such requirements are provided on the site or within the permitted off-site radius.

REDUCED ACCESSORY OFF-STREET PARKING SPACES REQUIRED FOR USES IN PARKING REQUIREMENT CATEGORY A3

Parking Spaces Required per Number of Square Feet of #Floor Area# *	Districts
1 per 400	C1-1 C2-1 C3 C4-1

1 per 600	C1-2 C2-2 C4-2 C8-1 M1-1 M1-2 M1-3 M2-1 M2-2 M3-1 M1, M2, M3 Districts with an A suffix outside the #Greater Transit Zone#
1 per 800	C1-3 C2-3 C4-3 C7 outside the #Greater Transit Zone# C8-2

* For ambulatory diagnostic or treatment facilities listed in Use Group III(B), parking spaces required per number of square feet of #floor area# or #cellar# space, except #cellar# space used for storage