Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

77-30 - OFF-STREET PARKING AND LOADING REGULATIONS

File generated by https://zr.planning.nyc.gov on 11/22/2026

77-30 - OFF-STREET PARKING AND LOADING REGULATIONS

LAST AMENDED
12/15/1961

77-31 - General Provisions

LAST AMENDED
12/15/1961

Whenever a #zoning lot# existing on December 15, 1961, or on any applicable subsequent amendment thereto, is divided by a boundary between districts with different off-street parking or loading regulations, and the provisions of Section 77-11 (Conditions for Application of Use Regulations to Entire Zoning Lot) do not apply, the off-street parking and loading regulations may apply as set forth in this Chapter.

77-32 - Districts of Same General Use Class

LAST AMENDED
12/15/1961

When such boundary is between two #Residence Districts# or two #Commercial Districts# or two #Manufacturing Districts#, the provisions of this Section shall apply.

77-321 - Provisions governing off-street parking for residences

LAST AMENDED
2/2/2011

The percentage requirements for #accessory# off-street parking for #residences# applicable to each portion of the #zoning lot# shall be multiplied by the percentage of the total #lot area# of the #zoning lot# to which each such requirement applies. The sum of the products obtained shall be the percentage requirement applicable to #residences# on such #zoning lot#. Such off-street parking spaces may be located anywhere on the #zoning lot# without regard to district boundaries, provided that such spaces shall conform to all the other applicable provisions of this Resolution.

77-322 - Provisions governing off-street parking for non-residential uses

LAST AMENDED
2/2/2011

For non-#residential uses#, the requirements for #accessory# off-street parking or loading of that district in which more than 50 percent of the total area of the #zoning lot# is located, shall apply to the entire #zoning lot#. The parking spaces or loading berths may be located anywhere on the #zoning lot# without regard to district boundaries, provided that such spaces or berths shall conform to all other applicable regulations of this Resolution.

77-33 - Districts of Different General Use Class

LAST AMENDED
12/15/1961

When such boundary is between a #Residence District# and a #Commercial District#, or between a #Commercial District# and a #Manufacturing District#, or between a #Residence District# and a #Manufacturing District#, the provisions of this Section shall apply.

77-331 - Use permitted in both districts

LAST AMENDED
12/15/1961

For any #use# which is permitted in both such districts, the applicable requirements for #accessory# off-street parking and loading of that district in which more than 50 percent of the #zoning lot# is located shall apply to the entire #zoning lot#. The parking spaces or loading berths may be located anywhere on the #zoning lot# without regard to district boundaries, provided that such spaces or berths shall conform to all other applicable regulations of this Resolution.

77-332 - Use not permitted in both districts

LAST AMENDED
12/15/1961

For any #use# which is permitted in one such district but not in the other, the applicable district requirements for #accessory# off-street parking and loading shall be satisfied entirely within the district within which such #use# is permitted, provided, however, that:

(a) the required parking spaces for #residential# or #community facility# #uses#, or the loading berths for #community facility# #uses#, may be located on that portion of the #zoning lot#

which is in a C8 or #Manufacturing District#;

(b) the required parking spaces or loading berths for any #commercial# #use# may be located on that portion of the #zoning lot# which is in a #Manufacturing District#;

(c) the required parking spaces or loading berths for #manufacturing# #uses# may be located on that portion of the #zoning lot# which is in a C8 District; and

provided, further, that such spaces or berths shall conform to all other applicable regulations of this Resolution.