Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

126-30 - SPECIAL OFF-STREET PARKING AND LOADING REGULATIONS

File generated by https://zr.planning.nyc.gov on 11/2/2026

126-30 - SPECIAL OFF-STREET PARKING AND LOADING REGULATIONS

LAST AMENDED
7/29/2009

The off-street parking and loading regulations of the underlying district are modified as set forth in this Section, inclusive.

126-31 - Parking Regulations

LAST AMENDED
6/6/2024

(a) #Accessory# off-street parking shall not be permitted within a required #front yard#.

(b) The provisions of Section 44-21 (General Provisions) pertaining to #accessory# off-street parking spaces for #commercial# #uses# shall be modified as follows:

> #Transient hotels#, for the #floor area# used for sleeping accommodations, shall be required to provide one parking space per two guest rooms or suites and, for the #floor area# used for meeting halls, auditoriums, eating or drinking places, wedding chapels or banquet halls, or radio or television studios, shall be required to provide one parking space per four persons-rated capacity
>
> For #uses# with parking requirement category B1, or when permitted by special permit, shall be required to provide one parking space per four persons-rated capacity

(c) For #commercial# #uses# within the commercial areas identified on the #Special College Point District# Map, the parking requirements of a C4-1 District shall apply.

(d) Section 37-90 (PARKING LOTS), inclusive, shall apply to all open parking areas #accessory# to #uses# listed under Use Group X. Perimeter landscaping, required pursuant to Section 37-921, may overlap with required #yards#, pursuant to Section 126-231.

(e) The provisions of Section 44-232 (Waiver of Requirements for Spaces Below Minimum Number) shall only apply to #zoning lots# existing both on July 29, 2009, and on the date of application for a building permit.

126-32 - Loading Regulations

LAST AMENDED
6/6/2024

(a) Off-street loading berths shall not be permitted between a #street wall# and a #street line#. However, the City Planning Commission may authorize off-street loading berths located between a #street wall# and a #street line#, provided that the Commission finds that such loading berths can not be located elsewhere on the #zoning lot# and that such loading berths shall be enclosed or screened to the greatest extent practicable.

(b) All open off-street loading berths shall be screened from all adjoining #zoning lots# pursuant to the standards of Section 44-565 (Screening).

126-33 - Curb Cut Restrictions on 15th Avenue

LAST AMENDED
7/29/2009

Within the #Special College Point District#, curb cuts shall be prohibited on 15th Avenue.

However, where permitted or required #accessory# off-street parking and loading requirements apply in a location where such curb cuts are prohibited, a curb cut may be allowed, provided that the City Planning Commission certifies to the Commissioner of Buildings that such #zoning lot# has access to the #street# only through such prohibited location and that such curb cut shall be no greater than 20 feet in width.

An application to the City Planning Commission for certification respecting such curb cut shall be accompanied by a site plan drawn to a scale of at least one-sixteenth inch to a foot, showing the size and location of the proposed curb cut.