



## **Zoning Resolution**

**THE CITY OF NEW YORK**  
**Zohran K. Mamdani, Mayor**

**CITY PLANNING COMMISSION**  
**Daniel R. Garodnick, Chair**

# **139-30 - SPECIAL PARKING REGULATIONS**

File generated by <https://zr.planning.nyc.gov> on 2/1/2026

---

## 139-30 - SPECIAL PARKING REGULATIONS

---

LAST AMENDED

11/23/2021

In Subdistricts A, B, C, and D, the underlying parking and loading regulations shall be modified by the provisions of this Section. On #waterfront blocks#, the provisions of Section [62-40](#) shall not apply. In Subdistrict E, the underlying regulations shall apply.

---

## 139-31 - Special Accessory Off-street Parking Regulations

---

LAST AMENDED11/23/2021

---

## 139-311 - Elimination of parking requirements for non-residential uses

---

LAST AMENDED

12/5/2024

In all districts, no #accessory# off-street parking spaces shall be required for #manufacturing#, #commercial#, or #community facility uses#.

---

## 139-312 - Off-site parking facilities

---

LAST AMENDED

12/5/2024

For #residences# in #Commercial# and #Mixed Use Districts#, the provisions of Sections [25-51](#) and [36-42](#) (Off-site Spaces for Residences) shall be modified to allow the #zoning lot# containing required #accessory# off-street parking spaces for #residences# to be located in any zoning district, as well as anywhere within the #Special Gowanus Mixed Use District#.

---

## 139-313 - Joint facilities

---

LAST AMENDED

12/5/2024

For #residences# in #Commercial# and #Mixed Use Districts#, the provisions of Sections [25-541](#) and [36-441](#) (Joint facilities) shall not apply. In lieu thereof, the provisions of this Section shall apply.

Required #accessory# off-street parking spaces may be provided in facilities designed to serve jointly two or more #buildings# or #zoning lots#, provided that the number of spaces in such joint facilities shall be not less than that required for the combined number of #dwelling units# in such #buildings# or #zoning lots#, and provided that the design and layout of such joint facilities meets the standards of adequacy set forth in regulations promulgated by the Commissioner of Buildings.

---

## 139-32 - Special Loading Regulations

---

LAST AMENDED

6/6/2024

In all districts, the loading regulations of an M1-5 District shall apply.

---

## 139-33 - Special Curb Cut Regulations

---

LAST AMENDED

6/6/2024

In addition to the curb cut restrictions associated with Section [139-41](#), no curb cut shall be permitted within 40 feet of a #waterfront public access area#.

Curb cuts prohibited by this Section may be authorized by the City Planning Commission provided the Commission finds that a curb cut at such a location:

- (a) is not hazardous to traffic safety;
- (b) will not create or contribute to serious traffic congestion, or unduly inhibit vehicular movement;
- (c) will not adversely affect pedestrian movement;
- (d) will not interfere with the efficient functioning of bus lanes, specially designated streets or public transit facilities; and
- (e) will not be inconsistent with the character of the existing streetscape.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.