



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

139-31 - Special Accessory Off-street Parking Regulations

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139-31 - Special Accessory Off-street Parking Regulations

LAST AMENDED 11/23/2021

139-311 - Reduction of parking requirements for residences

LAST AMENDED

11/23/2021

In all districts, for the purposes of applying the provisions of Sections [36-33](#) (Requirements Where Group Parking Facilities Are Provided) and [123-72](#) (Residential and Community Facility Uses), the provisions of Section [25-23](#) (Requirements Where Group Parking Facilities Are Provided) shall be modified to require that #accessory# off-street parking spaces be provided for at least 20 percent of #residences# on a #zoning lot#.

For the purposes of applying waivers, the provisions of Section [25-26](#) (Waiver of Requirements for Small Number of Spaces) shall be modified so that the maximum number of #accessory# off-street parking spaces for which requirements are waived is 20 spaces.

Notwithstanding the above, in Subarea D4, and in Subarea D5 north of the mid-#block# line, no #accessory# off-street parking spaces for #residences# shall be required.

139-312 - Elimination of parking requirements for non-residential uses

LAST AMENDED

11/23/2021

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

139-313 - Off-site parking facilities

LAST AMENDED

11/23/2021

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#.

139-314 - Joint facilities

LAST AMENDED

11/23/2021

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.

139-315 - Use of parking facilities for public parking

LAST AMENDED

12/6/2023

All #accessory# off-street parking spaces may be made available for public use. However, parking spaces #accessory# to #residences# shall be made available to the occupant of a #residence# to which it is #accessory# within 30 days after written request is made to the landlord.