Zoning Resolution

THE CITY OF NEW YORK
Eric Adams, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

142-50 - SPECIAL OFF-STREET PARKING AND LOADING REGULATIONS

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142-50 - SPECIAL OFF-STREET PARKING AND LOADING REGULATIONS

LAST AMENDED8/8/2018

The underlying off-street parking and loading regulations are modified by the provisions of this Section, inclusive.

142-51 - Required Accessory Parking Spaces for Residences

LAST AMENDED8/8/2018

Except for within Subdistrict F, as shown on Map 1 (Special Inwood District-Subdistricts and Subareas) in the Appendix to this Chapter, the requirements of Sections 25-23 (Requirements Where Group Parking Facilities Are Provided) are modified to require #accessory# #residential# off-street parking spaces for a minimum of 20 percent of new #residences#. The number of #accessory# off-street parking spaces required may be reduced or waived as set forth in the underlying district regulations, including as set forth in Sections 25-251 through 25-253.

Within Subdistrict F, for #buildings developed# pursuant to the Quality Housing #bulk regulations#, if at least 20 percent of the #residential# #floor area# of the #development# consists of #income-restricted housing units#, the requirements of Sections 25-23 are modified to require #accessory# #residential# off-street parking spaces for a minimum of 20 percent of new #residences#. For purposes of this Section, the definition of #income-restricted housing units# shall be modified such that the #income-restricted housing units# must be affordable to households with incomes at or below 60 percent of the #income index#. The number of #accessory# off-street parking spaces required may be reduced or waived as set forth in the underlying district regulations, including as set forth in Sections 25-251 through 25-253. Prior to issuance of a building permit for such #development#, the Department of Housing Preservation and Development shall certify to the Department of Buildings that such #development# complies with the affordability provisions of this Section.

142-52 - Required Accessory Parking Spaces for Commercial or Community Facility Uses in Certain Districts

LAST AMENDED8/8/2018

In Subdistricts A, B, C, D, and E, no #accessory# parking is required for new #commercial# or #community facility uses# in #mixed buildings# in C2-4 and C4 Districts.

In Subdistrict F, no #accessory# parking is required for #commercial# or #community facility uses# in #mixed buildings# #developed# after August 8, 2018, pursuant to the Quality Housing #bulk# regulations in C2-4 and C4 Districts.

142-53 - Public Use of Accessory Parking

LAST AMENDED8/8/2018

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

142-54 - Accessory Parking on a Roof in Subarea A1

LAST AMENDED8/8/2018

In Subarea A1, the underlying off-street parking regulations of Section 44-11 (General Provisions) are modified to permit #accessory# parking to be located on the roof of any #story# of a #building#.

142-55 - Curb Cuts

LAST AMENDED8/8/2018

Curb cuts accessing off-street parking facilities or loading berths shall not be permitted along the #streets# specified as a Type 1 or Type 2 primary street on Map 2 (Special Inwood District – Ground Floor Use and Curb Cut Regulations) in the Appendix to this Chapter on #zoning lots# that also have frontage on a #street# that is not specified on Map 2.