

Matter in underline is new, to be added;

Matter in ~~strikeout~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

Article I - General Provisions

Chapter 3

Comprehensive Off-Street Parking and Loading Regulations in the Manhattan Core

13-00

GENERAL PURPOSES

The provisions of this Chapter establish comprehensive regulations for off-street parking in the #Manhattan Core#, as defined in Section 12-10.

These regulations reflect best practices to address sustainability goals, while accommodating the parking needs of residents and businesses in a balanced manner.

* * *

13-20

SPECIAL RULES FOR MANHATTAN CORE PARKING FACILITIES

All #accessory# off-street parking facilities, automobile rental establishments, and #public parking lots developed#, #enlarged# or #extended# in the #Manhattan Core# after May 8, 2013, shall comply with the applicable provisions of this Section, inclusive.

* * *

13-22

Applicability of Enclosure and Screening Requirements

(a) Screening

In addition to the screening provisions of paragraph (a)(1) of Section 13-221 (Enclosure and screening requirements), the ground floor #use# provisions of the following Sections shall apply:

- (1) Sections 32-431 (Ground floor use in C1-8A, C1-9A, C2-7A, C2-8A, C4-6A and C4-7A Districts) and 32-432 (Ground floor use in Community Board 7, Borough of Manhattan);

- (2) ~~Section 37-35 (Retail Continuity)~~ Section 32-435 (Ground floor use in High Density Commercial Districts);

* * *

- (b) Transparency

The transparency provisions of paragraph (a)(2) of Section 13-221 shall not apply to portions of ground floor level #street walls# that are subject to the following Sections:

- (1) Section 32-435 (Ground floor use in High Density Commercial Districts) ~~37-37 (Street Wall Articulation)~~;

* * *

13-221

Enclosure and screening requirements

- (a) #Accessory# off-street parking facilities

All #accessory# off-street parking spaces shall be located within a #completely enclosed building#, with the exception of parking spaces #accessory# to a hospital, as listed in Use Group 4, and as provided in Section 13-45 (Special Permits for Additional Parking Spaces). In addition, such parking facilities shall comply with the following provisions:

- (1) Screening

Any portion of an #accessory# off-street parking facility, ~~except for entrances and exits,~~ that is located above #curb level# shall comply with the applicable parking wrap and screening provisions set forth in Section 37-35. ~~be located behind permitted #commercial#, #community facility# or #residential floor area# so that no portion of such facility is visible from adjacent public sidewalks or #publicly accessible open areas#. Such #floor area# shall have a minimum dimension of 30 feet, as measured perpendicular to the #street wall# of the #building#.~~

~~Alternatively, for parking facilities, or portions thereof, fronting upon a #narrow street# within a #Residence District#, off-street parking facilities may be screened by a densely planted buffer strip, with a depth of at least 10 feet.~~

- (2) Transparency

Portions of ground floor #commercial# and #community facility uses# screening the parking facility in accordance with the provisions of paragraph (a) ~~(1) of this Section~~ of Section 37-35 shall be glazed with transparent materials in accordance with Section 37-34. ~~which may include #show windows#, transom windows or glazed portions of doors. Such transparent materials may~~

~~be provided anywhere on the portion of the ground floor level #street wall# occupied by such #uses#, except that:~~

- ~~(i) — the maximum width of a portion of the #ground floor level street wall# without transparency shall not exceed ten feet; and~~
- ~~(ii) — transparent materials shall occupy at least 50 percent of the surface area of such ground floor level #street wall# between a height of two feet and 12 feet, or the height of the ground floor ceiling, whichever is higher, as measured from the adjoining sidewalk. Transparent materials provided to satisfy such 50 percent requirement shall not begin higher than 2 feet, 6 inches, above the level of the adjoining sidewalk, with the exception of transom windows, or portions of windows separated by mullions or other structural dividers; and shall have a minimum width of two feet.~~

However, for #buildings# where the #base flood elevation# is higher than the level of the adjoining sidewalk, all such transparency requirements shall be measured from a ~~height of one foot above the height of the #base flood elevation#~~ the level of the #flood-resistant construction elevation#, as defined in Section 64-11, instead of the level of the adjoining sidewalk.

* * *

END