



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

25-00 - GENERAL PURPOSES AND DEFINITIONS

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25-00 - GENERAL PURPOSES AND DEFINITIONS

LAST AMENDED
12/15/1961

25-01 - General Purposes

LAST AMENDED
4/22/2009

The following regulations on permitted and required accessory off-street parking spaces and accessory bicycle parking spaces are adopted in order to provide needed space off the streets for parking in connection with new residences, to reduce traffic congestion resulting from the use of streets as places for storage of automobiles, to protect the residential character of neighborhoods, to provide for a higher standard of residential development within the City and thus to promote and protect public health, safety and general welfare.

25-02 - Applicability

LAST AMENDED
4/22/2009

Except as otherwise provided in this Section, the regulations of this Chapter on permitted or required #accessory# off-street parking spaces and #accessory# bicycle parking spaces apply to #residences#, #community facility# #uses# or #commercial# #uses#, as set forth in the provisions of the various Sections.

25-021 - Applicability of regulations to non-profit hospital staff dwellings

LAST AMENDED
3/22/2016

In all districts, the regulations of this Chapter applicable to #community facility# #uses# shall not apply to #non-profit hospital staff dwellings#. In lieu thereof, the regulations applicable to #residences# shall apply, as follows:

- (a) the regulations of an R5 District shall apply to #non-profit hospital staff dwellings# located in R1, R2 and R3 Districts;
 - (b) the regulations of an R6 District shall apply to #non-profit hospital staff dwellings# located in R4 and R5 Districts; and
 - (c) the regulations of an R10 District shall apply to #non-profit hospital staff dwellings# located in R6 through R10 Districts.
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25-022 - Applicability of regulations to zoning lots in predominantly built-up areas

LAST AMENDED
2/2/2011

Off-street parking in #predominantly built-up areas# shall be provided as set forth in Section [25-23](#).

25-023 - Applicability of regulations in the Manhattan Core and Long Island City area

LAST AMENDED

5/8/2013

Special regulations governing #accessory# off-street parking and loading in the #Manhattan Core# are set forth in Article I, Chapter 3, and special regulations governing #accessory# off-street parking in the #Long Island City area#, as defined in Section [16-02](#) (Definitions), are set forth in Article I, Chapter 6.

25-025 - Applicability of regulations to Quality Housing

LAST AMENDED

3/22/2016

On any #zoning lot# containing #residences# in R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X Districts or their #commercial# equivalents, and on any #zoning lot# in other districts containing a #Quality Housing building#, all #accessory# off-street parking spaces shall comply with the provisions of Section [28-40](#) (PARKING FOR QUALITY HOUSING).

25-026 - Applicability of regulations in R7-3 Districts

LAST AMENDED

4/18/2024

R7-3 Districts shall be governed by the #accessory# off-street parking regulations of an R7-2 District.

25-027 - Applicability of regulations in Community District 14, Queens

LAST AMENDED

3/22/2016

In Community District 14 in the Borough of Queens, R6 and R7 Districts shall be subject to the #accessory# off-street parking regulations of an R5 District, except that such requirement shall not apply to any #development# located within an urban renewal area established prior to August 14, 2008, or to #income-restricted housing units# as defined in Section [12-10](#) (DEFINITIONS).

For the purposes of this Section, the #floor area# of a #building# shall not include floor space used for #accessory# off-street parking spaces provided on any #story# located below 33 feet above the #base plane#.

25-028 - Applicability of regulations to certain community facility uses in lower density growth management areas

LAST AMENDED

6/6/2024

- (a) In #lower density growth management areas# other than R6 and R7 Districts in Community District 10, Borough of the Bronx, all #zoning lots# containing #buildings# with the following #uses# shall be subject to the provisions of paragraph (b) of this Section:
- (1) ambulatory diagnostic or treatment health care facilities listed under Use Group III(B), except where such #zoning lot# contains #buildings# used for hospitals, as defined in the New York State Hospital Code, or #long-term care facilities#; or
 - (2) child care services as listed under the definition of #school# in Section [12-10](#) (DEFINITIONS), except where such

#zoning lot# contains #buildings# used for houses of worship or, for #zoning lots# that do not contain #buildings# used for houses of worship, where the amount of #floor area# used for child care services is equal to 25 percent or less of the amount of #floor area# permitted for #community facility# #use# on the #zoning lot#.

- (b) All #zoning lots# that meet the conditions of paragraph (a) of this Section shall comply with the provisions of Section [25-624](#) (Special parking regulations for certain community facility uses in lower density growth management areas) in lieu of the following provisions:
- (1) the parking location provisions of Sections [25-622](#) (Location of parking spaces in lower density growth management areas) and [25-623](#) (Maneuverability standards);
 - (2) the driveway and curb cut provisions of Sections [25-632](#) (Driveway and curb cut regulations in lower density growth management areas) and [25-634](#) (Curb cut regulations for community facilities);
 - (3) the open space provisions of Section [25-64](#) (Restrictions on Use of Open Space for Parking); and
 - (4) the screening provisions of Section [25-66](#) (Screening).

In addition, where the #uses# listed in paragraphs (a)(1) and (a)(2) of this Section result from a change of #use#, the provisions of Section [25-31](#) (General Provisions) shall be modified to require #accessory# off-street parking spaces for such #uses#. However, the requirements of Sections [25-31](#) and [25-624](#) may be modified for #zoning lots# containing #buildings# with such changes of #use# where the Chairperson of the City Planning Commission certifies to the Commissioner of Buildings that such modifications are necessary due to the location of existing #buildings# on the #zoning lot#, and such requirements have been complied with to the maximum extent feasible.

25-029 - Applicability of regulations in flood zones

LAST AMENDED
10/10/2013

Special regulations applying in the #flood zone# are set forth in Article VI, Chapter 4.