



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

25-23 - Requirements Where Group Parking Facilities Are Provided

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25-23 - Requirements Where Group Parking Facilities Are Provided

LAST AMENDED

3/22/2016

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, where #group parking facilities# are provided, for all new #dwelling units#, #accessory# off-street parking spaces shall be provided for at least that percentage of the total number of #dwelling units# set forth in the following table. Such spaces shall be kept available to the residents of the #building#, in accordance with the provisions of Section [25-41](#) (Purpose of Spaces and Rental to Non-Residents).

PARKING SPACES REQUIRED WHERE GROUP PARKING FACILITIES ARE PROVIDED

District	Percent of Total #Dwelling Units#
R1 R2 R3 R4-1 R4A	100 ¹
R4 R4B R5A	100
R5	85
R6	70 ²
R5B R5D	66
R7-1	60 ²
R6A R6B R7-2 R7A R7B R7D R7X R8B ³	50 ²
R8 R9 R10	40

¹ In R1, R2, R3, R4-1 and R4A Districts within #lower density growth management areas#, 1.5 #accessory# off-street parking spaces shall be provided for each #dwelling unit#. However, in such districts in the Borough of Staten Island, two #accessory# off-street parking spaces shall be provided for each #single-family residence#, three #accessory# off-street parking spaces shall be provided for each #two-family residence#, and for all other #residences#, #accessory# off-street parking spaces shall be provided for at least 150 percent of the total number of #dwelling units# within such #residences#

² In R6 or R7 Districts for #dwelling units# created pursuant to the Quality Housing Program, #accessory# off-street parking spaces shall be provided for at least 50 percent of the total number of such #dwelling units#

3 In the Borough of Brooklyn, R8B Districts are subject to the parking requirements applicable in R8 Districts

In a #predominantly built-up area# where #group parking facilities# are provided, #accessory# parking spaces shall be provided for at least that percentage of the total number of #dwelling units# set forth in the following table:

District	Percent of Total #Dwelling Units#
R4 R5	66

25-231 - Modification of requirements to facilitate affordable housing

LAST AMENDED

6/6/2024

Within the #Transit Zone#, the City Planning Commission may permit a reduction in the parking requirements set forth in Section [25-23](#) in accordance with the provisions of Section [74-52](#) (Reduction of Parking Spaces to Facilitate Affordable Housing).