Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

25-30 - REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR PERMITTED NON-RESIDENTIAL USES

File generated by https://zr.planning.nyc.gov on 11/16/2026

25-30 - REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR PERMITTED NON-RESIDENTIAL USES

LAST AMENDED
12/15/1961

25-31 - General Provisions

LAST AMENDED
12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

In all districts, as indicated, #accessory# off-street parking spaces, open or enclosed, shall be provided in conformity with the requirements set forth in the table at the end of this Section for all #development# after December 15, 1961, for the #uses# listed in the table. In addition, all other applicable requirements of this Chapter shall apply as a condition precedent to the #use# of such #development#.

After December 15, 1961, if an #enlargement# results in a net increase in the #floor area# or other applicable unit of measurement specified in the table in this Section, the same requirements set forth in the table shall apply to such net increase in the #floor area# or other specified unit of measurement.

A parking space is required for a portion of a unit of measurement one-half or more of the amount set forth in the table.

For the purposes of this Section, a tract of land on which a group of such #uses# is #developed# under single ownership or control shall be considered a single #zoning lot#.

For those #uses# for which rated capacity is specified as the unit of measurement, the Commissioner of Buildings shall determine the rated capacity as the number of persons which may be accommodated by such #uses#.

The requirements of this Section shall be waived in the following situations:

(a) when, as the result of the application of such requirements, a smaller number of spaces would be required than is specified by the provisions of Section 25-33 (Waiver of Requirements for Spaces Below Minimum Number);

(b) when the Commissioner of Buildings has certified, in accordance with the provisions of Section 25-34 (Waiver of Requirements for All Zoning Lots Where Access Would Be Forbidden) that there is no way to arrange the spaces with access to the #street# to conform to the provisions of Section 25-63 (Location of Access to the Street); or

(c) for certain #zoning lots#, #developments# or #enlargements# below minimum thresholds pursuant to Section 25-36 (Waiver of Requirements for Certain Small Zoning Lots).

For the purposes of applying the loading requirements of this Chapter, #uses# are grouped into the following Parking Requirement Categories (PRC) based on how requirements are measured. The specific designations for #uses# are set forth in the Use Group tables.

Parking Requirement Category	**Type of Requirement**
PRC – A	square feet of #floor area#
PRC – B	person-rated capacity
PRC – C	square feet of #lot area#
PRC – D	square feet of #floor area#, or number of employees

PRC – E	number of beds
PRC – F	guest rooms or suites
PRC – G	other

REQUIRED OFF-STREET PARKING SPACES FOR NON-RESIDENTIAL USES

Parking Requirement Category	**PRC - A**				**PRC- B**			**P**
	A1 1	**A2** 1	**A3**	**A4**	**B1**	**B2**	**B3**	
Unit of measurement	**per square feet of #floor area#** 2				**per persons-rated capacity**			**per s of #**
R1 R2	1 per 100	1 per 150	n/a	n/a	n/a	1 per 8	1 per 10 3	
R3			1 per 400					
R4 R5	1 per 200	1 per 300	1 per 500					
R6 R7-1 R7B	1 per 300	1 per 400	1 per 800			1 per 16	1 per 20 3	
R7-2 R7-3 R7A R7D R7X R8 R9 R10 R11 R12	None required	None required	None required			None required	None required	

1 For #accessory# #commercial# #uses# in #large-scale residential developments#.

2 For ambulatory diagnostic or treatment facilities listed under Use Group III(B), #cellar# space, except #cellar# space used for storage shall be included to determine parking requirements. However, in #lower

density growth management areas#, all #cellar# space, including storage space, shall be used to determine parking requirements.

3 In R5, R6 and R7-1 Districts, no #accessory# off-street parking spaces shall be required for that portion of a non-profit neighborhood settlement house or community center which is used for youth-oriented activities.

Parking Requirement Category	**PRC - D**		**PRC - E**			**PRC - F**	
	D1	**D2**	**E1**	**E2**	**E3** 5	**F1**	**F2**
Unit of measurement	**per square feet of #floor area# or per employees**		**per bed**			**per guest room or suites**	
R1 R2	n/a	n/a	1 per 5 4	1 per 6	1 per 10	n/a	n/a
R3							
R4 R5							
R6 R7-1 R7B			1 per 8 4	1 per 12	1 per 20		
R7-2 R7-3 R7A R7D R7X R8 R9 R10 R11 R12			1 per 10 4	None required	None required		

4 Parking requirements for #uses# in PRC-E1 are in addition to area utilized for ambulance parking.

5 Independent living #dwelling units# within a continuing care retirement community shall be subject to the #accessory# off-street parking requirements of Section 25-20. For the purposes of applying such requirements, #dwelling units# shall be as defined in Section 12-10.

Parking Requirement Category	PRC - G					
	Agricultural #uses#	**Outdoor racket courts**	**Outdoor skating rinks**	**Colleges, universities or seminaries**	**#Schools#**	**Libraries, museums or non-commercial art galleries**
Unit of measurement	**per square feet of #lot area# used for selling purposes**	**per court**	**per square feet of #lot area#**	**per square feet of #floor area# used for classrooms, laboratories, student centers or offices**	**per square feet of #floor area#**	**per square feet of #floor area#** 6
R1 R2	1 per 1,000	1 per 2	1 per 800	1 per 1,000	1 per 1,500	1 per 1,000
R3					None required	
R4 R5						
R6 R7-1 R7B	1 per 2,500	1 per 5	1 per 2,000	1 per 2,000		1 per 2,000
R7-2 R7-3 R7A R7D R7X R8 R9 R10 R11 R12	None required	None required	None required	None required		None required

6 Parking requirements for libraries, museums or non-commercial art galleries shall not apply to #floor area# used for storage.

Parking Requirement Category	PRC - G (continued)							
	Court houses	**Fire or Police stations**	**Prisons**	**Docks**	**Camps, overnight and day**	**Post offices** 7	**Funeral establishments**	**Riding or s**

Unit of measurement	per square feet of #floor area#	per square feet of #floor area#	per beds-rated capacity	see Section 62-43	per square feet of #lot area# or per employees	per square feet of #floor area#	per square feet of #floor area#	per squ #floo
R1 R2	n/a	1 per 500	n/a	see Section 62-43	1 per 2,000 or 1 per 3	1 per 800	n/a	1 p
R3								
R4 R5						1 per 1,200		
R6 R7-1 R7B		1 per 800				1 per 1,500		1 p
R7-2 R7-3 R7A R7D R7X R8 R9 R10 R11 R12		None required				None required		None

7 For #accessory# #commercial# #uses# in #large-scale residential developments#.

25-311 - Special Provisions in Certain Areas

LAST AMENDED
6/6/2024

In #lower density growth management areas#, the parking requirements for child care services, as listed under the definition of #school# in Section 12-10 (DEFINITIONS), in R1 through R5 Districts, shall be 1 per 1,000 square feet.

25-32 - Special Provisions for a Single Zoning Lot With Uses Subject to Different Parking Requirements

LAST AMENDED
12/15/1961

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

In all districts, as indicated, where any #building# or #zoning lot# contains two or more #uses# having different parking requirements as set forth in the following Sections, the parking requirements for each type of #use# shall apply to the extent of that #use#.

Section 25-20 (REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR RESIDENCES)

Section 25-31 (General Provisions)

25-33 - Waiver of Requirements for Spaces Below Minimum Number

LAST AMENDED
12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

In all districts, as indicated, except for the #uses# listed in Section 25-331 (Exceptions to application of waiver provisions), the parking requirements set forth in Sections 25-31 (General Provisions) or 25-32 (Special Provisions for a Single Zoning Lot With Uses Subject to Different Parking Requirements) shall not apply to permitted non-#residential uses# if the total number of #accessory# off-street parking spaces required for all such #uses# on the #zoning lot# is less than the number of spaces set forth in the following table:

Districts	Number of Spaces

R1 R2 R3 R4 R5	10
R6 R7-1 R7B	25
R7-2 R7-3 R7A R7D R7X R8 R9 R10 R11 R12	40

25-331 - Exceptions to application of waiver provisions

LAST AMENDED
12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

In all districts, as indicated, the waiver provisions of Section 25-33 (Waiver of Requirements for Spaces Below Minimum Number) shall not apply to the following types of #uses#:

Agricultural #uses#, including greenhouses, nurseries or truck gardens;

Ambulatory diagnostic or treatment health care facilities in R3, R4-1 and R4A Districts in #lower density growth management areas#. However, the waiver provisions shall apply where such #use# is located in such areas on the same #zoning lot# as a hospital, as defined in the New York State Hospital Code or a #long-term care facility#, and shall apply where such #use# is located in such areas on any #zoning lot# in an R6 or R7 District in Community District 10, Borough of the Bronx;

Outdoor tennis courts;

Camps, overnight or day;

#Schools# in R1 and R2 Districts, child care services in R1, R2, R3, R4-1 and R4A Districts in #lower density growth management areas#. However, the waiver provisions shall apply where child care services are located in such districts on the same #zoning lot# as a house of worship, and shall apply where child care services located in such districts on #zoning lots#

that do not contain 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#.

25-34 - Waiver of Requirements for All Zoning Lots Where Access Would Be Forbidden

LAST AMENDED
12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

In all districts, as indicated, the requirements set forth in Sections 25-31 (General Provisions) and 25-32 (Special Provisions for a Single Zoning Lot With Uses Subject to Different Parking Requirements) shall not apply to any #building# or #zoning lot# as to which the Commissioner of Buildings has certified that there is no way to arrange the required spaces with access to the #street# to conform to the provisions of Section 25-63 (Location of Access to the Street). The Commissioner of Buildings may refer such matter to the Department of Transportation for a report and may base the determination on such report.

25-35 - Special Provisions for Zoning Lots Divided by District Boundaries

LAST AMENDED
12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

In all districts, as indicated, whenever a #zoning lot# is divided by a boundary between districts having different requirements for #accessory# off-street parking spaces, the provisions set forth in Article VII, Chapter 7, shall apply.

25-36 - Waiver of Requirements for Certain Small Zoning Lots

LAST AMENDED
12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

In all districts, as indicated, the parking requirements of Section 25-31 (General Provisions) for camps, overnight or day, shall only apply to #developments# or #enlargements# with a minimum of either 10,000 square feet of #lot area# or 10 employees.

25-37 - Waiver for Mixed-Use Developments

LAST AMENDED
12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

In all districts, as indicated, the non-residential parking requirements of Section 25-30 shall be waived for #uses# located within #buildings# containing #residences# on any #zoning lot#:

(a) within the #special mixed use parking area#;

(b) with a #lot area# of 10,000 square feet or less that is located within the remaining portion of the #Outer Transit Zone#; or

(c) with a #lot area# of 5,000 square feet or less that is located outside the #Greater Transit Zone#.