

Zoning Resolution

THE CITY OF NEW YORK

CITY PLANNING COMMISSION

Eric Adams, Mayor

Daniel R. Garodnick, Chair

25-31 - General Provisions

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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 <u>25-33</u> (Waiver of Requirements for Spaces Below Minimum Number);
- (b) when the Commissioner of Buildings has certified, in accordance with the provisions of Section <u>25-34</u> (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 <u>25-63</u> (Location of Access to the Street); or
- (c) for certain #zoning lots#, #developments# or #enlargements# below minimum thresholds pursuant to Section <u>25-36</u> (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.

· · ·······g · · · · · · · · · · · · ·	Type of modulionion
PRC – A	square feet of #floor area#
PRC – B	person-rated capacity
PRC – C	square feet of #lot area#

Parking Requirement Category Type of Requirement

PRC – D	square feet of #floor area#, or number of employees
PRC – E	number of beds
PRC – F	guest rooms or suites

other

PRC – G

REQUIRED OFF-STREET PARKING SPACES FOR NON-RESIDENTIAL USES

Parking		PRO	C - A			PRC - C		
Requirement Category	A1 ¹	A2 ¹	А3	A 4	B1 B2 B3			PRC-C
Unit of measurement	per s	quare feet	of #floor a	rea# ²	per pers	ons-rated	capacity	per square feet of #lot area#
R1 R2	4	4	n/a					
R3	1 per 100	1 per 150	1 per 400			1 per 8	1 per 10 3	
R4 R5	1 per 200	1 per 300	1 per 500	n/a	n/a			n/a
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	PRC - D		PRC - E			PRC - F	
Requirement Category	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							
R3	n/a	n/a	1 per 5 4	1 per 6	1 per 10		
R4 R5						n/a	n/a
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 <u>25-20</u>. For the purposes of applying such requirements, #dwelling units# shall be as defined in Section <u>12-10</u>.

Agricultural Outdoor Outdoor Colleges,		
Requirement	equirement	Libraries, museums or s# 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 1,500	
R3	1 per 1,000	1 per 2	1 per 800	1 per 1,000		1 per 1,000
R4 R5						
R6 R7-1 R7B	1 per 2,500	1 per 5	1 per 2,000	1 per 2,000	per 2,000 None required	
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.

	PRC - G (continued)								
Requirement Category	Count	Fire or Police stations	Prisons	Docks	Camps, overnight and day	Post offices 7	Funeral establishments	Riding academies or stables	
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 square feet of #floor area#	
R1 R2		1 per 500				1 per 800		1 per 500	

R4 R5	n/a		n/a	see Section	1 per 2,000 or 1	1 per 1,200	n/a	
R6 R7-1 R7B	II/a	1 per 800	II/a	62-43	per 3	1 per 1,500	II/a	1 per 800
R7-2 R7-3 R7A R7D R7X R8 R9 R10 R11 R12		None required				None required		None required

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.