



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

25-31 - General Provisions

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25-31 - General Provisions

LAST AMENDED

6/6/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

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);
- (c) for houses of worship, in accordance with the provisions of Section [25-35](#) (Waiver for Locally Oriented Houses of Worship); or
- (d) for certain #zoning lots#, #developments# or #enlargements# below minimum thresholds pursuant to Section [25-37](#) (Waiver of Requirements for Certain Small Zoning Lots).

In the event that the number of #accessory# off-street parking spaces required under the provisions of this Section exceeds the maximum number of spaces permitted under the provisions of Section [25-18](#) (Maximum Spaces for Permitted Community Facility or Commercial Uses), the Commissioner of Buildings shall reduce the required number of spaces to the maximum number permitted.

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
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- 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			PRC - C
	A1 ¹	A2 ¹	A3	A4	B1	B2	B3	
Unit of measurement	per square feet of #floor area# ²				per persons-rated capacity			per square feet of #lot area#
R1 R2	1 per 100	1 per 150	n/a	n/a	n/a	1 per 8	1 per 10 3	n/a
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				n/a	

R7-2 R7A R7D R7X R8 R9 R10	None required	None required	None required			None required	None required
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- 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 R7A R7D R7X R8 R9 R10			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 [28-02](#).

Category	Court houses	Fire or Police stations	Prisons	Docks	Camps, overnight and day	Post offices ⁸	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	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 per 500
R3						1 per 1,200		
R4 R5						1 per 1,500		
R6 R7-1 R7B		1 per 800				1 per 800		
R7-2 R7A R7D R7X R8 R9 R10		None required				None required		

⁸ 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.