



## **Zoning Resolution**

**THE CITY OF NEW YORK**  
**Zohran K. Mamdani, Mayor**

**CITY PLANNING COMMISSION**  
**Sideya Sherman, Chair**

# **25-811 - Enclosed bicycle parking spaces**

File generated by <https://zr.planning.nyc.gov> on 6/15/2026

---

## 25-811 - Enclosed bicycle parking spaces

---

LAST AMENDED

12/5/2024

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

In all districts, as indicated, enclosed #accessory# bicycle parking spaces shall be provided for at least that amount specified for the applicable #use# set forth in the table in this Section.

For the purposes of calculating the number of required bicycle parking spaces, any fraction of a space 50 percent or greater shall be counted as an additional space. For #residences#, the #accessory# bicycle parking requirement shall be calculated separately for separate #buildings# or #building segments#.

For the purposes of applying such provisions to #rooming units#, three #rooming units# shall be considered the equivalent of one #dwelling unit#.

Where any #building# or #zoning lot# contains two or more #uses# having different bicycle parking requirements as set forth in the table, the bicycle parking requirements for each type of #use# shall apply to the extent of that #use#.

Where an enclosed #accessory# #group parking facility# is provided, the required number of bicycle parking spaces for the #use# to which such facility is #accessory# shall be the amount set forth for such #use# in the table, or one for every 10 automobile parking spaces that are enclosed within a #building or other structure# or located on the roof of a #building#, whichever will require a greater number of bicycle parking spaces.

REQUIRED BICYCLE PARKING SPACES FOR RESIDENTIAL OR COMMUNITY FACILITY  
USES

| Type of #Use#   | Bicycle Parking Spaces Required in Relation to Specified Unit of Measurement        |
|---|---|
| <b>FOR RESIDENTIAL USES</b>   |   |
| #Single-family# #detached# #residences# listed under Use Group II   | None required   |
| All other types of #residences# listed under Use Group II, except #affordable independent residences for seniors#   | 1 per two #dwelling units#  |
| #Affordable independent residences for seniors# listed under Use Group II   | 1 per 10,000 square feet of #floor area#  |
| <b>FOR COMMUNITY FACILITY USES 1</b>  |   |
| College or #school# student dormitories or fraternity and sorority student houses listed under Use Group III(A)   | 1 per 2,000 square feet of #floor area#   |
| Colleges, universities, or seminaries listed under Use Group III(B)2<br>(a) Classrooms, laboratories, student centers or offices<br>(b) Theaters, auditoriums, gymnasiums or stadiums   | 1 per 5,000 square feet of #floor area#<br>1 per 20,000 square feet of #floor area# |
| Libraries, museums or non-commercial art galleries listed under Use Group III(B)  | 1 per 20,000 square feet of #floor area#  |
| Monasteries, convents or novitiates listed under Use Group III(A); houses of worship listed under Use Group III(B);,; rectories or parish houses listed under Use Group III(A) or III(B); all #uses# listed under Use Group I | None required   |

|  |  |
|--|--|
| All other #uses# listed under Use Group III not otherwise listed in this table | 1 per 10,000 square feet of #floor area# |
|--|--|

- 1 #Non-profit hospital staff dwellings# shall be subject to the requirements for Use Group II #residential uses#
- 2 Up to half of required spaces may be provided as unenclosed bicycle parking spaces pursuant to the requirements of Section [25-83](#) (Restrictions on Operation, Size and Location of Enclosed Bicycle Parking Spaces)

However, the bicycle parking requirements set forth in the table shall be waived for bicycle parking spaces that are #accessory# to:

- (a) #buildings# or #building segments# containing 10 #dwelling units# or less;
- (b) colleges, universities or seminaries where the number of required bicycle parking spaces is six or less;
- (c) college or #school# student dormitories or fraternity and sorority student houses where the number of required bicycle parking spaces is five or less; or
- (d) all other #community facility# #uses# not otherwise listed in the table where the number of required bicycle parking spaces is three or less.