



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

36-31 - General Provisions

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36-31 - General Provisions

LAST AMENDED

3/22/2016

C1 C2 C3 C4 C5 C6

In the districts indicated, #accessory# off-street parking spaces, open or enclosed, shall be provided for all #dwelling units# constructed after December 15, 1961, in accordance with the provisions of the following Sections and the other applicable provisions of this Chapter, as a condition precedent to the #use# of such #dwelling unit#:

- Section [36-32](#) (Requirements Where Individual Parking Facilities Are Provided)
- Section [36-33](#) (Requirements Where Group Parking Facilities Are Provided)
- Section [36-34](#) (Modification of Requirements for Small Zoning Lots)
- Section [36-35](#) (Modification of Requirements for Income- Restricted Housing Units or Affordable Independent Residences for Seniors)
- Section [36-37](#) (Special Provisions for a Single Zoning Lot With Uses Subject to Different Parking Requirements)
- Section [36-39](#) (Special Provisions for Zoning Lots Divided by District Boundaries)

For #dwelling units# constructed pursuant to the zoning regulations in effect after July 20, 1950, and prior to December 15, 1961, off-street parking spaces #accessory# to such #dwelling units# cannot be removed if such spaces were required by such zoning regulations, unless such spaces would not be required pursuant to the applicable zoning regulations currently in effect.

In addition, #rooming units# constructed pursuant to the zoning regulations in effect after July 20, 1950 and prior to March 22, 2016, shall continue to be subject to the applicable zoning district regulations in effect prior to March 22, 2016. For the purposes of applying such provisions to #rooming units#, three #rooming units# shall be considered the equivalent of one #dwelling unit#.

36-311 - Application of requirements to conversions in C1 or C2 Districts

LAST AMENDED

3/22/2016

C1 C2

- (a) In the districts indicated, where such districts are mapped within R1, R2, R3, R4, R5, R6 or R7 Districts, except R7-2 Districts, the requirements of Section [36-31](#) (General Provisions) shall not apply to the additional #dwelling units# created by #conversions# on #zoning lots# with less than 5,000 square feet of #lot area#.
- (b) In the districts indicated, where such districts are mapped within R7-2, R8, R9 or R10 Districts, the requirements of Section [36-31](#) shall not apply to the additional #dwelling units# created by #conversions# on #zoning lots# of any size.

36-312 - Application of requirements to conversions in C3, C4, C5 and C6 Districts

LAST AMENDED

3/22/2016

C3 C4 C5 C6

~~C5 C4-1 C4-2 C4-3~~

- (a) In the districts indicated, the requirements of Section 36-31 (General Provisions) shall not apply to the additional #dwelling units# created by #conversions# on #zoning lots# with less than 5,000 square feet of #lot area#.

~~C4-4 C4-5 C4-6 C4-7 C5 C6~~

- (b) In the districts indicated, no #accessory# off-street parking is required for additional #dwelling units# created by #conversion# within #buildings# existing prior to December 15, 1961.