Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

25-23 - Required Parking Beyond the Greater Transit Zone

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

25-23 - Required Parking Beyond the Greater Transit Zone

LAST AMENDED
12/5/2024

25-231 - General provisions

LAST AMENDED
12/5/2024

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

In the districts indicated, beyond the #Greater Transit Zone#, #accessory# off-street parking spaces shall be required for #dwelling units# created as part of a #development# or #enlargement# December 5, 2024, in accordance with the provisions of Section 25-232. No #accessory# off-street parking spaces shall be required for #rooming units# created as part of a #development# or #enlargement# after March 22, 2016.

For #dwelling units# created pursuant to the zoning regulations in effect after July 20, 1950, and prior to December 5, 2024, off-street parking spaces #accessory# to such #dwelling units# cannot be removed if such spaces were required by such zoning regulations at the time such #dwelling units# were created. However, such spaces can be removed if:

(a) such spaces would not be required pursuant to the applicable zoning regulations currently in effect, as well as those in effect prior to December 5, 2024; or

(b) such spaces would not be required pursuant to an amendment to the applicable zoning regulations effectuated after December 5, 2024.

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

The number of parking spaces required pursuant to Section 25-23, inclusive, may only be reduced or eliminated pursuant to the provisions of Section 73-433 (Reduction of existing parking spaces for qualifying senior housing) or Section 74-52 (Special Permit to Remove Required Parking).

For the purposes of this Section, the term "created" shall mean that, for the applicable #dwelling unit# or #rooming unit#, a temporary certificate of occupancy has been issued or, where no temporary certificate of occupancy has been issued, a final certificate of occupancy has been issued.

25-232 - Requirements for developments or enlargements beyond the Greater Transit Zone

LAST AMENDED
12/5/2024

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

In the districts indicated, beyond the #Greater Transit Zone#, for #dwelling units# created as part of a #development# or #enlargement# after December 5, 2024, the number of required #accessory# off-street parking spaces shall be determined by multiplying the number of #dwelling units# by the applicable parking requirement set forth for the applicable district in Columns A or B of the table below. However, where the calculation results in a number of parking spaces less than or equal to the number in Column C, no parking spaces shall be required for #residences# on the #zoning lot#.

REQUIREMENTS FOR DWELLING UNITS					
District	**Requirement**				**Waiv**
	Column A	**Column B**			**Colum**
	Parking requirement per standard #dwelling unit# (in percent)	Parking requirement per #dwelling unit# that is an income-restricted unit in #qualifying affordable housing# (in percent)	Parking requirement per #dwelling unit# that is #qualifying senior housing# (in percent)	Parking requirement per #dwelling unit# that is an #ancillary dwelling unit# (in percent)	Maximum (in spac
R1 R2	100	50	10	0	0
R3A R3-1 R3X R4-1 R4B R4A R5A	100	50	10	0	0[5]
R3-2	50	50	10	0	1
R4	50	50	10	0	3
R5 R5B R5D	50	25	10	0	5
R6	50	25	10	0	10
R7-1 R7B	50[1]	12	10	0	10
R7A R7D R7X	50[1]	12	10	0	15

R7-2 R7-3	50[2]	12	10	0	15
R8 R9 R10 R11 R12	40[3]	12	10	0	15

1 For #zoning lots# in R7-1, R7A, R7B, R7D and R7X Districts, the parking requirement per standard #dwelling unit# shall be reduced to 30 percent where the #lot area# is 10,000 square feet or less.

2 For #zoning lots# in R7-2 and R7-3 Districts, the parking requirement per standard #dwelling unit# shall be reduced to 30 percent where the #lot area# is between 10,001 and 15,000 square feet and waived where the #lot area# is 10,000 square feet or less.

3 For #zoning lots# in R8, R9, R10, R11 and R12 Districts, the parking requirement per standard #dwelling unit# shall be reduced to 20 percent where the #lot area# is between 10,001 and 15,000 square feet and waived where the #lot area# is 10,000 square feet or less.

4 For #qualifying residential sites# in R1 through R5 Districts, #accessory# off-street parking spaces shall be waived where the number of #dwelling units# is 75 or less.

5 For #zoning lots# existing on December 5, 2024 where the #lot width# is 25 feet or less, no parking shall be required. In addition, irrespective of the #lot width# of the #zoning lot#, in R4B Districts, one #accessory# off-street parking space shall be waived.

No spaces shall be required on any #zoning lot# where 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).