Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

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

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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).