



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

25-37 - Waiver for Mixed-Use Developments

File generated by <https://zr.planning.nyc.gov> on 2/13/2026

25-37 - Waiver for Mixed-Use Developments

LAST AMENDED

12/5/2024

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

In all districts, as indicated, the non-residential parking requirements of Section [25-30](#) shall be waived for #uses# located within #buildings# containing #residences# on any #zoning lot#:

- (a) within the #special mixed use parking area#;
- (b) with a #lot area# of 10,000 square feet or less that is located within the remaining portion of the #Outer Transit Zone#; or
- (c) with a #lot area# of 5,000 square feet or less that is located outside the #Greater Transit Zone#.