



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

86-43 - Modification of Parking Requirement Waivers

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LAST AMENDED

2/2/2011

The waiver provisions of Article III, Chapter 6 (Accessory Off-street Parking and Loading Regulations), inclusive, shall be modified within the #Special Forest Hills District#, as follows:

- (a) For any #development# or #enlargement# containing #residences#, the waiver modification provisions set forth in Section [36-362](#) (In other C1 or C2 Districts or in C4, C5 or C6 Districts), inclusive, shall not apply. In lieu thereof, the total number of #accessory# off-street parking spaces required in Section [36-30](#) (REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR RESIDENCES WHEN PERMITTED IN COMMERCIAL DISTRICTS), inclusive, shall be waived if the number of spaces for all #uses# on the #zoning lot#, required by the applicable regulations of Section [36-30](#), inclusive, is five spaces or fewer.

For any #commercial# or #community facility# #use# permitted in the Special District, the modification waiver provisions for a C4-4 or C4-5 District set forth in Section [36-232](#) (In districts with very low parking requirements) shall not apply. In lieu thereof, the total number of #accessory# off-street parking spaces required in Section [36-21](#) (General Provisions) shall be waived if the number of spaces for all #uses# on the #zoning lot#, required by the regulations of Section [36-21](#), is fewer than 40 spaces.

- (b) The provisions of Sections [36-342](#) (Reduced requirements in other C1 or C2 Districts or in C4, C5 or C6 Districts) and [36-344](#) (Waiver of requirements in other C1 or C2 Districts or in C4, C5 or C6 Districts) shall not apply in the #Special Forest Hills District#.
- (c) Within the #Special Forest Hills District#, the provisions of paragraph (a) of this Section and Sections [36-23](#) (Waiver of Requirements for Spaces Below Minimum Number) and [36-36](#) (Waiver of Requirements for Small Number of Spaces) shall apply only to #zoning lots# existing both on March 24, 2009, and on the date of application for a building permit.