

# ZONING RESOLUTION Web Version

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## THE CITY OF NEW YORK



THE CITY OF NEW YORK  
Michael R. Bloomberg, Mayor

CITY PLANNING COMMISSION  
Amanda M. Burden, Director

## Article II: Residence District Regulations

### Chapter 5 - Accessory Off-Street Parking and Loading Regulations

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CITY PLANNING COMMISSION  
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12/15/61

**Chapter 5**  
**Accessory Off-Street Parking and Loading Regulations**

**Off-street Parking Regulations**

12/15/61

**25-00**  
**GENERAL PURPOSES AND DEFINITIONS**

4/22/09

**25-01**  
**General Purposes**

The following regulations on permitted and required accessory off-street parking spaces and accessory bicycle parking spaces are adopted in order to provide needed space off the streets for parking in connection with new residences, to reduce traffic congestion resulting from the use of streets as places for storage of automobiles, to protect the residential character of neighborhoods, to provide for a higher standard of residential development within the City, and thus to promote and protect public health, safety and general welfare.

4/22/09

**25-02**  
**Applicability**

Except as otherwise provided in this Section, the regulations of this Chapter on permitted or required #accessory# off-street parking spaces and #accessory# bicycle parking spaces apply to #residences#, #community facility uses# or #commercial uses#, as set forth in the provisions of the various Sections.

6/27/63

**25-021**

**Applicability of regulations to non-profit hospital staff dwellings**

Except as modified in Sections 25-16 (Maximum Spaces for Other than Single-Family Detached Residences) and 25-212 (Parking requirements applicable to non-profit hospital staff dwellings), the district regulations of this Chapter applicable to #residences# shall apply to #non-profit hospital staff dwellings#, and the district regulations of this Chapter applicable to #community facility uses# shall not apply to such #use#.

3/8/72

**25-022**

**Applicability of regulations to zoning lots in predominantly built-up areas**

In the case of #residential development# on #zoning lots# in #predominantly built-up areas#, off-street parking shall be provided as set forth in Section 25-23.

10/25/95

**25-023**

**Applicability of regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a Portion of Community Districts 1 and 2 in the Borough of Queens**

Special regulations governing permitted or required #accessory# off-street parking are set forth in Article 1, Chapter 3.

8/14/87

**25-025**

**Applicability of regulations to Quality Housing**

On any #zoning lot# containing #residential uses developed#, #enlarged# or converted pursuant to the Quality Housing Program, all #accessory# off-street parking spaces shall comply with the provisions of Section 28-50 (PARKING FOR QUALITY HOUSING).

10/25/93

**25-026**

**Applicability of regulations in the waterfront area**

Special regulations applying in the #waterfront area# are set forth in Article VI, Chapter 2.

R7-3 Districts shall be governed by the #accessory# off-street parking regulations of an R7-2 District; R9-1 Districts shall be governed by such regulations for an R9 District.

8/14/08

**25-027**

**Applicability of regulations in Community District 14, Queens**

In Community District 14 in the Borough of Queens, R6 and R7 Districts shall be subject to the #accessory# off-street parking regulations of an R5 District, except that such requirement shall not apply to any #development# located within an urban renewal area established prior to August 14, 2008.

For the purposes of this Section, the #floor area# of a #building# shall not include floor space used for #accessory# off-street parking spaces provided on any #story# located below 33 feet above the #base plane#.

6/27/63

**25-03**

**Definitions**

Group parking facility

A "group parking facility" is a #building or other structure# or a tract of land, used for the storage of motor vehicles, that contains more than one parking space, has access to the #street# common to all spaces, and if #accessory# to a #residential use#, is designed to serve more than one #dwelling unit#.

A #group parking facility# shall include, but is not limited to, the following:

- (a) an open parking area;
- (b) parking spaces included within or on the roof of a #building# not primarily used for parking;
- (c) a #building# or #buildings# used primarily for parking, including a group of individual garages.

12/15/61

**25-10**

**PERMITTED ACCESSORY OFF-STREET PARKING SPACES**

12/9/66

**25-11**

**General Provisions**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, #accessory# off-street parking spaces may be provided for #residences#, for permitted #community facility uses#, for #commercial uses# permitted as #accessory uses# in #large-scale residential developments#, or for #uses# permitted by special permit, subject to the provisions set forth in the following Sections:

Section 25-12 (Maximum Size of Accessory Group Parking Facilities)

Section 25-15 (Maximum Spaces for Single-Family Detached Residences)

Section 25-16 (Maximum Spaces for Other than Single-Family Detached Residences)

Section 25-18 (Maximum Spaces for Permitted Community Facility or Commercial Uses).

Such #accessory# off-street parking spaces may be open or enclosed. However, except as otherwise provided in Section 73-49 (Roof Parking) or Section 74-53 (Accessory Group Parking Facilities for Uses in Large-Scale Residential Developments), no spaces shall be located on any roof which is immediately above a #story# other than a #basement#.

12/15/61

**25-12**

**Maximum Size of Accessory Group Parking Facilities**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, no #group parking facility accessory# to #residences# shall contain more than 200 off-street parking spaces, and no such facility #accessory# to permitted #community facility# or #commercial uses# shall contain more than 150 off-street parking spaces, except as provided in Section 25-13 (Modification of Maximum Size of Accessory Group Parking Facilities).

12/15/61

**25-13**

**Modification of Maximum Size of Accessory Group Parking Facilities**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, a #group parking facility# may contain additional spaces not to exceed 50 percent of the maximum number otherwise permitted under the provisions of Section 25-12 (Maximum Size of Accessory Group Parking Facilities), if the Commissioner of Buildings determines that:

- (a) access for such facility is located so as to draw a minimum of vehicular traffic to and through #streets# having predominantly #residential# frontages;
- (b) such facility has separate vehicular entrances and exits thereto, located not less than 25 feet apart;
- (c) such facility, if #accessory# to a permitted #community facility# or #commercial use# is located on a #street# not less than 60 feet in width; and
- (d) such facility, if #accessory# to a permitted #commercial use#, has adequate reservoir space at the entrance to accommodate a minimum of 10 automobiles.

The Commissioner of Buildings shall establish appropriate

additional regulations with respect to the design of such facility to minimize adverse effects on the character of the surrounding area, such as requirements for shielding of floodlights.

12/15/61

**25-14**

**Exceptions to Maximum Size of Accessory Group Parking Facilities**

4/27/63

**25-141**

**For hospitals**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the Board of Standards and Appeals may permit #group parking facilities accessory# to hospitals, with more than 150 spaces, in accordance with the provisions of Section 73-48 (Exceptions to Maximum Size of Accessory Group Parking Facilities).

5/21/75

**25-142**

**For accessory uses in large-scale residential developments**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the City Planning Commission may permit #group parking facilities accessory# to #uses# in #large-scale residential developments# with more than the prescribed maximum of Section 25-12 (Maximum Size of Accessory Group Parking Facilities), in accordance with the provisions of Section 74-53 (Accessory Group Parking Facilities for Uses in Large-Scale Residential Development or Large-Scale Community Facility Developments).

12/15/61

**25-15**

**Maximum Spaces for Single-Family Detached Residences**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, not more than three off-street parking spaces shall be provided for a #single-family detached residence#, except on #zoning lots# with a #lot area# of 10,000 square feet or more. For the purposes of this Section, a driveway shall not be considered as off-street parking space.

8/14/87

**25-16**

**Maximum Spaces for Other than Single-Family Detached Residences**

R3 R4 R5 R6 R7 R8 R9 R10

In the districts indicated, the provisions of this Section shall apply to all #dwelling units# or #rooming units# in #residential buildings# other than Quality Housing #buildings# and #single-family detached residences#, except as provided in Section 25-17 (Modification of Maximum Spaces for Other than Single-Family Detached Residences).

The provisions of this Section applicable to #residences# in the districts set forth in the following table shall apply as set forth in the table to #non-profit hospital staff dwellings#:

APPLICABILITY OF PROVISIONS TO  
NON-PROFIT HOSPITAL STAFF DWELLINGS

| District whose Regulations are Applicable to #Non-profit Hospital Staff Dwellings# | District in which #Non-profit Hospital Staff Dwelling# is Located |
|--|---|
| R5   | R1 R2 or R3   |
| R6   | R4 or R5  |
| R10  | R6 R7 R8 R9 or R10  |

12/15/61

**25-161**

**In R3, R4 or R5 Districts**

R3 R4 R5

In the districts indicated, not more than two off-street parking spaces shall be provided for each #dwelling unit#, and not more than one off-street parking space shall be provided for each #rooming unit#.

12/15/61

**25-162**

**In R6 or R7 Districts**

R6 R7

In the districts indicated, on a #zoning lot# used for #residences#, not more than one off-street parking space shall be provided for every 300 square feet of #lot area#.

12/15/61

**25-163**

**In R8, R9 or R10 Districts**

R8 R9 R10

In the districts indicated, on a #zoning lot# used for #residences#, not more than one off-street parking space shall be provided for every 225 square feet of #lot area#.

12/15/61

**25-17**

**Modification of Maximum Spaces for Other than Single-Family Detached Residences**

R3 R4 R5 R6 R7 R8 R9 R10

In the districts indicated, a greater number of off-street parking spaces than permitted under the provisions of Section 25-16 (Maximum Spaces for Other than Single-Family Detached Residences) may be provided if the Commissioner of Buildings

determines that:

- (a) such additional spaces are needed for residents of the #development# to which such spaces are #accessory#, in order to prevent excessive on-street parking; and
- (b) such spaces are designed in such a way as to minimize traffic on #streets# with predominantly #residential# frontages.

The Commissioner of Buildings shall establish appropriate additional regulations with respect to the design of the parking areas to minimize adverse effects on the character of surrounding areas.

12/15/61

**25-18**

**Maximum Spaces for Permitted Community Facility or Commercial Uses**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, on a #zoning lot# used for permitted #community facility# or #commercial uses#, not more than one off-street parking space shall be provided for every 400 square feet of #lot area#, except as provided in Section 25-19 (Modification of Maximum Spaces for Permitted Community Facility or Commercial Uses).

12/15/61

**25-19**

**Modification of Maximum Spaces for Permitted Community Facility or Commercial Uses**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, a greater number of off-street parking spaces than permitted under the provisions of Section 25-18 (Maximum Spaces for Permitted Community Facility or Commercial Uses) may be provided if the Commissioner of Buildings determines that:

- (a) such additional spaces are needed for the occupants,

visitors, customers, or employees of the #use# or #uses# to which such spaces are #accessory#; and

- (b) such spaces are designed in such a way as to minimize traffic on #streets# with predominantly #residential# frontages.

The Commissioner of Buildings shall establish appropriate additional regulations with respect to the design of the parking area, to minimize adverse effects on the character of surrounding areas.

12/15/61

**25-20**

**REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR RESIDENCES**

3/11/65

**25-21**

**General Provisions**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, #accessory# off-street parking spaces, open or enclosed, shall be provided for all new #residences# 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 #residences#.

Section 25-22 (Requirements Where Individual Parking Facilities Are Provided)

Section 25-23 (Requirements Where Group Parking Facilities Are Provided)

Section 25-24 (Modification of Requirements for Small Zoning Lots)

Section 25-25 (Modification of Requirements for Public Housing or Housing for Elderly)

Section 25-28 (Special Provisions for Zoning Lots Divided by District Boundaries)

After December 15, 1961, for all #enlargements# which increase the number of #dwelling units# or #rooming units# in a #building#, the same requirements shall apply to the additional #dwelling units# or #rooming units# created by such #enlargements#.

For the purposes of these Sections, three #rooming units# shall be considered the equivalent of one #dwelling unit#.

For the purposes of calculating the number of required parking spaces for any #residential development#, any fraction of a space 50 percent or greater shall be counted as an additional space.

In the event that the number of #accessory# off-street parking spaces required under the provisions of these Sections exceeds the maximum number of spaces permitted under the provisions of Section 25-16 (Maximum Spaces for Other than Single-Family Detached Residences) the Commissioner of Buildings shall reduce the required number of spaces to the maximum number permitted.

12/15/61

#### **25-211**

##### **Application of requirements to conversions**

R1 R2 R3 R4 R5 R6 R7-1

In the districts indicated, the requirements of Section 25-21 (General Provisions) shall apply to the additional #dwelling units# or #rooming units# created by conversions on #zoning lots# with 5,000 or more square feet of #lot area#, except as otherwise provided in Section 25-262 (For conversions) and Section 73-46 (Waiver of Requirements for Conversions).

6/27/63

#### **25-212**

##### **Parking requirements applicable to non-profit hospital staff dwellings**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the provisions of Sections 25-21 to 25-28, inclusive, relating to Required Accessory Off-Street Parking Spaces for Residences, shall apply as set forth in this

Section to #non-profit hospital staff dwellings#. The district regulations of Sections 25-21 to 25-28, inclusive, applicable to #non-profit hospital staff dwellings# are determined in accordance with the following table and are the same as the regulations applicable to #residences# in the districts indicated in the table.

| District Whose Regulations are Applicable | District        |
|---|-----------------|
| R5  | R1 R2 R3        |
| R6  | R4 R5           |
| R10                                       | R6 R7 R8 R9 R10 |

9/28/04

**25-22**

**Requirements Where Individual Parking Facilities Are Provided**

R1 R2 R3 R4 R5 R6 R7-1

- (a) In the districts indicated, except in R1, R2, R3, R4A and R4-1 Districts within #lower density growth management areas#, where #group parking facilities# are not provided, one #accessory# off-street parking space, open or enclosed, shall be provided for each #dwelling unit#, except in the case of two- or three-family #residential buildings# in a #predominantly built-up area#, two #accessory# parking spaces per #building# shall be provided.

R1 R2 R3 R4A R4-1

- (b) In the districts indicated within #lower density growth management areas#, 1.5 #accessory# off-street parking spaces shall be provided for each #dwelling unit#. However, in such districts in the Borough of Staten Island, two #accessory# off-street parking spaces shall be provided for each #single-family residence#, three #accessory# off-street parking spaces shall be provided for each #two-family residence#, and for all other #residences#, #accessory# off-street parking spaces shall be provided for at least 150 percent of the total number of #dwelling units# within such #residences#.

10/29/07

**25-23**

**Requirements Where Group Parking Facilities Are Provided**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, for all new #residences developed# under single ownership or control where #group parking facilities# are provided, #accessory# off-street parking spaces shall be provided for at least that percentage of the total number of #dwelling units# set forth in the following table. Such spaces shall be kept available to the residents of the #building# or #development#, in accordance with the provisions of Section 25-41 (Purpose of Spaces, and Rental to Non-Residents).

PARKING SPACES REQUIRED WHERE  
GROUP PARKING FACILITIES ARE PROVIDED

| Percent of Total<br>#Dwelling Units# | District                            |
|--------------------------------------|-------------------------------------|
| 100*                                 | R1 R2 R3 R4A R4-1                   |
| 100                                  | R4 R4B R5A                          |
| 85                                   | R5                                  |
| 70                                   | R6                                  |
| 66                                   | R5B R5D                             |
| 60                                   | R7-1                                |
| 50**                                 | R6A R6B R7-2 R7A R7B R7D R7X R8B*** |
| 40                                   | R8 R9 R10                           |

\* In R1, R2, R3, R4A and R4-1 Districts within #lower density growth management areas#, 1.5 #accessory# off-street parking spaces shall be provided for each #dwelling unit#. However, in such districts in the Borough of Staten Island, two #accessory# off-street parking spaces shall be provided for each #single-family residence#, three #accessory# off-street parking spaces shall be provided for each #two-family residence#, and for all other #residences#, #accessory# off-street parking spaces shall be provided for at least 150 percent of the total number of #dwelling units# within such #residences#.

\*\* In R6 or R7 Districts for #residences developed# or #enlarged# pursuant to the Quality Housing Program, #accessory# off-street parking spaces shall be provided for at least 50 percent of the total number of #dwelling units#.

\*\*\* In the borough of Brooklyn, R8B Districts are subject to the parking requirements applicable in R8 Districts.

For all new #residences# in a #predominantly built-up area# where #group parking facilities# are provided, #accessory# parking spaces shall be provided for at least that percentage of the total number of #dwelling units# set forth in the following table:

| <u>Percent of Total #Dwelling Units#</u> | <u>District</u> |
|--|-----------------|
| 66                                       | R4 R5           |

12/15/61

**25-24**

**Modification of Requirements for Small Zoning Lots**

R6 R7 R8 R9 R10

In the districts indicated, for small #zoning lots#, the requirements set forth in Section 25-23 (Requirements Where Group Parking Facilities Are Provided) shall be modified in accordance with the provisions of this Section.

10/29/07

**25-241**

**Reduced requirements**

R6 R7 R8 R9 R10

In the districts indicated, for #zoning lots# of 10,000 or 15,000 square feet or less, the number of required #accessory# off-street parking spaces is as set forth in the following table:

REDUCED REQUIREMENTS FOR  
SMALL ZONING LOTS

| #Lot Area#                         | Parking Spaces<br>Required as a Percent<br>of Total #Dwelling<br>Units# | District         |
|------------------------------------|---|------------------|
| 10,000 square<br>feet or less      | 50  | R6 R7B           |
|                                    | 30  | R7-1 R7A R7D R7X |
| 10,001 to<br>15,000 square<br>feet | 30  | R7-2             |
|                                    | 20  | R8* R9 R10       |

\* In R8B Districts the parking requirements may not be reduced.

8/14/87

**25-242**

**Waiver of requirements for small zoning lots in high bulk districts**

R7-2 R8 R9 R10

In the districts indicated, the requirements set forth in Section 25-23 (Requirements where Group Parking Facilities Are Provided) shall be waived for #zoning lots# of 10,000 square feet or less, except in R8B Districts.

6/30/89

**25-243**

**Waivers of requirements for narrow zoning lots in certain districts**

R3A R4-1

In the districts indicated, the requirements set forth in Section 25-22 (Requirements Where Individual Parking Facilities Are Provided) shall be waived for a #single-family residence# on an #interior zoning lot# that has a width along a #street# less than 25 feet.

10/29/07

**25-25**

**Modification of Requirements for Public, Publicly-Assisted and Government Assisted Housing or for Non-profit Residences for the Elderly**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, #accessory# off-street parking spaces shall be provided for at least that percentage of the total number of #dwelling units# in each category as set forth in the following table, for:

- (a) all #dwelling units# in publicly-assisted housing developments approved by the City Planning Commission and the Board of Estimate which limit maximum tenant income and receive cash and/or interest subsidies under Federal mortgage programs;
- (b) all #dwelling units# in publicly-assisted housing developments approved by the City Planning Commission and the Board of Estimate which limit maximum tenant income and receive rent subsidy contracts under Federal rent subsidy programs, other than such developments owned by or constructed for the New York City Housing Authority which have received "plan" and "project" approval prior to June 30, 1975; and #non-profit residences for the elderly# or #dwelling units# for the elderly;
- (c) all #dwelling units# in low rent public housing developments owned by or constructed for the New York City Housing Authority or other public authority and receiving cash subsidies, or #dwelling units# in new housing developments approved by the City Planning Commission and the Board of Estimate that are reserved for low-income tenants for a period of not less than 40 years at rentals equivalent to rentals in low rent public housing developments receiving cash subsidies;
- (d) #non-profit residences for the elderly# or #dwelling units# in a publicly-assisted or public housing development that are reserved for elderly tenants for a period of not less than 40 years and that comply with the appropriate space requirements for related #accessory# social and welfare facilities set forth in the definition of a #non-profit residence for the elderly# in Section 12-10 (DEFINITIONS); and
- (e) all government assisted #dwelling units# or #rooming units#

in developments which receive New York City or New York State assistance to reduce total development cost by \$10,000 or 10 percent, whichever is less, and limit maximum tenant income to the income limits established by the United States Department of Housing and Urban Development for New York City mortgagors assisted under Section 235 of the National Housing Act, as amended.

PARKING SPACES REQUIRED FOR PUBLIC, PUBLICLY-ASSISTED AND GOVERNMENT ASSISTED HOUSING DEVELOPMENTS OR NON-PROFIT RESIDENCES FOR THE ELDERLY

| Publicly Assisted Housing | Federal Rent Subsidy Programs | Public Housing #Developments# or #Dwelling Units# for Low Income Tenants | #Non-profit Residences for the Elderly# or #Dwelling Units for the Elderly# | Gov't Assisted Housing | District              |
|---------------------------|-------------------------------|--|---|------------------------|-----------------------|
| 80                        | 65                            | 50.0   | ***   | 80                     | R1 R2                 |
| 80                        | 65                            | 50.0   | 35.0  | 80                     | R3 R4                 |
| 70                        | 56                            | 42.5   | 31.5  | 70                     | R5                    |
| 55                        | 45                            | 35.0   | 22.5  | 55                     | R5D R6**              |
| 39                        | 32                            | 25.0   | 16.0  | 35                     | R6A R6B R7B           |
| 45                        | 38                            | 30.0   | 20.0  | 45                     | R7-1**                |
| 30                        | 23                            | 15.0   | 12.5  | 25                     | R7-2 R7A R7D R7X R8B* |
| 30                        | 21                            | 12.0   | 10.0  | 25                     | R8 R8A R8X R9 R10     |

\* In the Borough of Brooklyn, R8B Districts are subject to the parking requirements applicable in R8 Districts.

\*\* For assisted housing projects #developed# or #enlarged#, where permitted, pursuant to the Quality Housing Program in R6 or R7-1 Districts, the applicable district parking requirements shall be as follows:

| District | Applicable District Parking Requirement |
|----------|---|
|----------|---|

---

R6 R6A

R7-1

R7A

\*\*\* A #non-profit residence for the elderly# is not a permitted #use# in R1 or R2 Districts. See Section 22-12 (Use Group 2).

6/29/06

**25-26**

**Waiver of Requirements for Small Number of Spaces**

R4B R5B R5D R6 R7 R8 R9 R10

In the districts indicated, the requirements set forth in Section 25-21 (General Provisions) shall be waived if the required number of #accessory# off-street parking spaces resulting from the application of such requirements is no greater than the maximum number as set forth in this Section, except that the requirements shall not be waived for #non-profit residences for the elderly#.

However, in R5D Districts, the provisions of this Section, inclusive, shall only apply to #zoning lots# existing both on June 29, 2006 and on the date of application for a building permit.

10/29/07

**25-261**

**For new developments or enlargements**

R4B R5B R5D R6 R7 R8 R9 R10

In the districts indicated, for all new #developments# or #enlargements#, the maximum number of #accessory# off-street parking spaces for which requirements are waived is as set forth in the following table:

| Maximum number of spaces waived | District    |
|---------------------------------|-------------|
| 1                               | R4B R5B R5D |
| 5                               | R6 R7-1 R7B |

10/29/07

**25-262**

**For conversions**

R6 R7-1 R7A R7B R7D R7X

In the districts indicated\*, for conversions in #buildings#, or portions thereof, which result in the creation of additional #dwelling units# or #rooming units#, the maximum number of #accessory# off-street parking spaces for which requirements are waived is 20 spaces, provided that the Board of Standards and Appeals may waive requirements for a greater number of spaces in accordance with the provisions of Section 73-46 (Waiver of Requirements for Conversions).

- \* No #accessory# off-street parking is required for additional #dwelling units# created by conversions in R7-2, R8, R9, or R10 Districts. See Section 25-211 (Application of requirements to conversions).

12/15/61

**25-27**

**Waiver of Requirements for All Zoning Lots Where Access Would Be Forbidden**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the requirements set forth in Section 25-21 (General Provisions) shall not apply to any #building# or #zoning lot# as to which the Commissioner of Buildings has certified that 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). The Commissioner of Buildings may refer such matter to the Department of Traffic for report and may base his determination on such report.

8/14/87

**25-28**

**Special Provisions for Zoning Lots Divided by District Boundaries**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, whenever a #zoning lot# is divided by a boundary between districts or is subject to other regulations having different requirements for #accessory# off-street parking spaces, the provisions set forth in Article VII, Chapter 7, shall apply.

12/15/61

**25-30**

**REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR PERMITTED NON-RESIDENTIAL USES**

4/22/09

**25-31**

**General Provisions**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, #accessory# off-street parking spaces, open or enclosed, shall be provided in conformity with the requirements set forth in the table at the end of this Section for all new #development# after December 15, 1961 for the #uses# listed in the table. In addition, all other applicable requirements of this Chapter shall apply as a condition precedent to the #use# of such #development#.

A parking space is required for a portion of a unit of measurement one-half or more of the amount set forth in the table.

For the purposes of this Section, a tract of land on which a group of such #uses# is #developed# under single ownership or control shall be considered a single #zoning lot#.

For those #uses# for which rated capacity is specified as the unit of measurement, the Commissioner of Buildings shall determine the rated capacity as the number of persons which may be accommodated by such #uses#.

After December 15, 1961, if an #enlargement# results in a net increase in the #floor area# or other applicable unit of measurement specified in the table in this Section, the same requirements set forth in the table shall apply to such net increase in the #floor area# or other specified unit of measurement.

The requirements of this Section shall be waived in the following situations:

- (a) when, as the result of the application of such requirements, a smaller number of spaces would be required than is specified by the provisions of Section 25-33 (Waiver of Requirements for Spaces below Minimum Number);
- (b) when the Commissioner of Buildings has certified, in accordance with the provisions of Section 25-34 (Waiver of Requirements for All Zoning Lots Where Access Would Be Forbidden) that there is no way to arrange the spaces with access to the #street# to conform to the provisions of Section 25-63 (Location of Access to the Street);
- (c) for houses of worship, in accordance with the provisions of Section 25-35 (Waiver for Locally-Oriented Houses of Worship).

In the event that the number of #accessory# off-street parking spaces required under the provisions of this Section exceeds the maximum number of spaces permitted under the provisions of Section 25-18 (Maximum Spaces for Permitted Community Facility or Commercial Uses), the Commissioner of Buildings shall reduce the required number of spaces to the maximum number permitted.

#### REQUIRED OFF-STREET PARKING SPACES FOR NON-RESIDENTIAL USES

Type of #use#

Parking Spaces Required in Relation  
to Specified Unit of Measurement - District

---

#### FOR COMMUNITY FACILITY USES:

Agricultural #uses#, including greenhouses, nurseries or truck gardens

Square feet of #lot area# used for selling purposes:

None required - R7-2 R7A R7D R7X R8 R9 R10

1 per 1,000 sq ft - R1 R2 R3 R4 R5

1 per 2,500 sq ft - R6 R7-1 R7B

Ambulatory diagnostic or treatment health care facilities listed in Use Group 4

Square feet of #floor area# and #cellar# space, except #cellar# space #used# for storage:

None required - R7-2 R7A R7D R7X R8 R9 R10

1 per 400 - R3

1 per 500 - R4 R5

1 per 800 - R6 R7-1 R7B

Clubs, community centers or settlement houses; philanthropic or non-profit institutions without sleeping accommodations excluding ambulatory diagnostic or treatment health care facilities listed in Use Group 4; golf course club houses; non-commercial recreation centers; or welfare centers, provided that in R5, R6 and R7-1 Districts, no #accessory# off-street parking spaces shall be required for that portion of a non-profit neighborhood settlement house or community center which is used for youth-oriented activities.

Rated Capacity:

None required - R7-2 R7A R7D R7X R8 R9 R10

1 per 10 persons - R1 R2 R3 R4 R5

1 per 20 persons - R6 R7-1 R7B

College student dormitories, fraternity or sorority student houses

None required - R7-2 R7A R7D R7X R8 R9 R10

1 per 6 beds - R1 R2 R3 R4 R5

1 per 12 beds - R6 R7-1 R7B

Colleges, universities, or seminaries

(a) Classrooms, laboratories, student centers or offices

Square feet of #floor area#:

None required - R7-2 R7A R7D R7X R8 R9 R10

1 per 1,000 - R1 R2 R3 R4 R5

1 per 2,000 - R6 R7-1 R7B

(b) Theaters, auditoriums, gymnasiums or stadiums

Rated capacity:

None required - R7-2 R7A R7D R7X R8 R9 R10  
1 per 8 persons - R1 R21 R3 R4 R5  
1 per 16 persons - R6 R7-1 R7B

Hospitals and related facilities\*

1 per 5 beds - R1 R2 R3 R4 R5  
1 per 8 beds - R6 R7-1 R7B  
1 per 10 beds - R7-2 R7A R7D R7X R8 R9 R10

Houses of worship, applicable only to the facility's largest room of assembly; however, rooms separated by movable partitions shall be considered a single room

None required - R6 R7 R8 R9 R10  
1 per 10 persons rated capacity - R1 R2 R3  
1 per 15 persons rated capacity - R4 R5

Libraries, museums or non-commercial art galleries\*\*

Square feet of #floor area#:  
None required - R7-2 R7A R7D R7X R8 R9 R10  
1 per 1,000 - R1 R2 R3 R4 R5  
1 per 2,000 - R6 R7-1 R7B

Outdoor skating rinks

Square feet of #lot area#:  
None required - R7-2 R7A R7D R7X R8 R9 R10  
1 per 800 sq ft - R1 R2 R3 R4 R5  
1 per 2,000 sq ft - R6 R7-1 R7B

Outdoor tennis courts

Number of Courts:  
None required - R7-2 R7A R7D R7X R8 R9 R10  
1 per 2 courts - R1 R2 R3 R4 R5  
1 per 5 courts - R6 R7-1 R7B

Philanthropic or non-profit institutions with sleeping accommodations; all types of nursing homes, health related facilities, domiciliary care facilities or sanitariums

None required - R7-2 R7A R7D R7X R8 R9 R10

1 per 10 beds - R1 R2 R3 R4 R5  
1 per 20 beds - R6 R7-1 R7B

#Schools#

Square feet of #floor area#:  
None required - R3 R4 R5 R6 R7 R8 R9 R10  
1 per 1,500 - R1 R2

FOR ACCESSORY COMMERCIAL USES IN LARGE-SCALE RESIDENTIAL DEVELOPMENTS:

Food stores with 2,000 or more square feet of #floor area# per establishment -#uses# in parking requirement category A in Use Group 6A.

Square feet of #floor area#:  
None required - R7-2 R8 R9 R10  
1 per 100 - R1 R2 R3  
1 per 200 - R4 R5  
1 per 300 - R6 R7-1

General retail #uses# - food stores with less than 2,000 square feet of #floor area# or #uses# in parking requirement category B in Use Group 6A.

Square feet of #floor area#:  
None required - R7-2 R8 R9 R10  
1 per 150 - R1 R2 R3  
1 per 300 - R4 R5  
1 per 400 - R6 R7-1

Post offices

Square feet of #floor area#:  
None required - R7-2 R7A R7D R7X R8 R9 R10  
1 per 800 - R1 R2 R3  
1 per 1,200 - R4 R5  
1 per 1,500 - R6 R7-1 R7B

FOR USES PERMITTED BY SPECIAL PERMIT:

Camps, overnight or day, with a minimum of either 10,000 square of #lot area# or 10 employees

1 per 2,000 square feet of #lot area# or 1 per 3 employees,  
whichever will require a lesser number of spaces - R1 R2 R3 R4 R5  
R6 R7 R8 R9 R10

Docks for ferries

Parking requirement, as provided in Section 62-43 - R3 R4 R5 R6  
R7 R8 R9 R10

Fire or police stations

Square feet of #floor area#:  
None required - R7-2 R7A R7D R7X R8 R9 R10  
1 per 500 - R1 R2 R3 R4 R5  
1 per 800 - R6 R7-1 R7B

Riding academies or stables

Square feet of #floor area#:  
None required - R7-2 R7A R7D R7X R8 R9 R10  
1 per 500 - R1 R2 R3 R4 R5  
1 per 800 - R6 R7-1 R7B

\* Requirements in the table are in addition to the area used  
for ambulance parking.

\*\* Requirements in the table apply only to the #floor area# not  
used for storage.

12/15/61

## **25-32**

### **Special Provisions for a Single Zoning Lot with Uses Subject to Different Parking Requirements**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, where any #building# or #zoning  
lot# contains two or more #uses# having different parking  
requirements as set forth in the following Sections, the parking  
requirements for each type of #use# shall apply to the extent of  
that #use#.

Section 25-21 (General Provisions)

Section 25-31 (General Provisions)

10/29/07

**25-33**

**Waiver of Requirements for Spaces below Minimum Number**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, except for the #uses# listed in Section 25-331 (Exceptions to application of waiver provisions), the parking requirements set forth in Sections 25-31 (General Provisions) or 25-32 (Special Provisions for a Single Zoning Lot with Uses Subject to Different Parking Requirements) shall not apply to permitted non-#residential uses#, if the total number of #accessory# off-street parking spaces required for all such #uses# on the #zoning lot# is less than the number of spaces set forth in the following table:

| Number of Spaces | Districts                  |
|------------------|----------------------------|
| 10               | R1 R2 R3 R4 R5             |
| 25               | R6 R7-1 R7B                |
| 40               | R7-2 R7A R7D R7X R8 R9 R10 |

3/8/73

**25-331**

**Exceptions to application of waiver provisions**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the waiver provisions of Section 25-33 (Waiver of Requirements for Spaces below Minimum Number) shall not apply to the following types of #uses#:

Agricultural #uses#, including greenhouses, nurseries or truck gardens;

Outdoor tennis courts;

Camps, overnight or day;

#Schools# in R1 and R2 Districts.

12/15/61

**25-34**

**Waiver of Requirements for All Zoning Lots Where Access Would Be Forbidden**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the requirements set forth in Sections 25-31 (General Provisions) and 25-32 (Special Provisions for a Single Zoning Lot with Uses Subject to Different Parking Requirements) shall not apply to any #building# or #zoning lot# as to which the Commissioner of Buildings has certified that 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). The Commissioner of Buildings may refer such matter to the Department of Traffic for report and may base his determination on such report.

9/9/04

**25-35**

**Waiver for Locally Oriented Houses of Worship**

R1 R2 R3 R4 R5

In the districts indicated, the requirements set forth in Sections 25-31 (General Provisions) and 25-32 (Special Provisions for a Single Zoning Lot with Uses Subject to Different Parking Requirements) shall not apply to a house of worship, provided the Chairperson of the City Planning Commission certifies that:

- (a) seventy-five percent or more of the congregants of such house of worship reside within a three-quarter mile radius of the house of worship;
- (b) the number of spaces required pursuant to this Section is less than the number of spaces listed in the table in Section 25-33 (Waiver of Requirements for Spaces Below Minimum Number); and
- (c) such house of worship shall not include, as an #accessory use#, the leasing, licensing or any other grant of

permission to utilize a room or other space in such house of worship for the operation of a business engaged in serving food or beverages for functions, occasions or events.

For the purposes of determining the number of spaces required pursuant to this Section, the product of the actual percentage of congregants living within a three-quarter mile radius of the house of worship, computed for the purposes of paragraph (a) of this Section, multiplied by the persons-rated capacity of the largest room of assembly, shall be subtracted from the persons-rated capacity of the largest room of assembly.

The provisions of paragraph (c) of this Section is not intended to restrict the lease, license or other permission to use a room or other space in a house of worship, when given by the house of worship to a person, in order to hold a function, occasion or event, where such person hires or retains a business engaged in serving food or beverages for purposes of such function, occasion or event, and provided that such business is not located on the same #zoning lot# as the house of worship, makes its services available to non-congregants, and does not operate its business substantially for the benefit or convenience of congregants or visitors to the house of worship.

A certification pursuant to this Section shall be granted on condition that the Certificate of Occupancy for such house of worship be marked or amended to provide that #accessory uses# shall not include the utilization of a room or other space in such house of worship for the operation of a business engaged in serving food or beverages for functions, occasions or events.

The Chairperson may impose additional conditions and safeguards to ensure compliance with the provisions of this Section, in the form of a signed declaration of restrictions. The filing of any such declaration in the Borough Office of the Register of the City of New York shall be precondition for the issuance of a building permit.

Within 45 days of receipt of a complete application, including documentation of the residence of congregants in a form acceptable to the Department of City Planning, the Chairperson shall either certify that the proposed #development# or #enlargement# complies with the requirements of this Section or disapprove such application, citing the nature of any failure to comply.

9/9/04

**25-36**

**Special Provisions for Zoning Lots Divided by District Boundaries**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, whenever a #zoning lot# is divided by a boundary between districts having different requirements for #accessory# off-street parking spaces, the provisions set forth in Article VII, Chapter 7, shall apply.

12/15/61

**25-40**

**RESTRICTIONS ON OPERATION OF ACCESSORY OFF-STREET PARKING SPACES**

12/15/61

**25-41**

**Purpose of Spaces and Rental to Non-Residents**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, all permitted or required off-street parking spaces, open or enclosed, which are #accessory# to #residences# shall comply with the provisions of this Section.

12/15/61

**25-411**

**In R1 or R2 Districts**

R1 R2

In the districts indicated, such spaces shall be designed and operated exclusively for the long-term storage of the private passenger motor vehicles used by the occupants of such #residences#.

12/15/61

**25-412**

**In all other Residence Districts**

R3 R4 R5 R6 R7 R8 R9 R10

In the districts indicated, such spaces shall be designed and operated primarily for the long-term storage of the private passenger motor vehicles used by the occupants of such #residences#.

However, such spaces may be rented for periods of not less than one week and not more than one month to persons who are not occupants of the #residences# to which such spaces are #accessory# for the accommodation of the private passenger motor vehicles used by such non-residents, provided that such spaces are operated in accordance with the regulations promulgated by the Commissioner of Buildings, in a manner which will not adversely affect the residential character of the neighborhood. Such spaces shall be made available to the occupants of the #residences# to which they are #accessory# within 30 days after written request therefore is made to the landlord.

9/9/04

**25-42**

**Use of Spaces Accessory to Permitted Non-Residential Uses**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, all permitted or required off-street parking spaces, open or enclosed, which are #accessory# to permitted non-#residential uses# shall be used only by occupants, visitors, customers or employees of such #uses# and shall not be rented except as may be provided for houses of worship pursuant to Section 25-542 (Shared parking facilities for houses of worship).

12/15/61

**25-43**

**Restrictions on Automotive Repairs and Sale of Motor Fuel**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, automotive repairs or the sale of motor fuel, motor oil, or automotive accessories are not

permitted, except as provided in this Section in specified districts.

12/15/61

**25-431**

**Limited repairs or motor fuel sales permitted in specified districts**

R3 R4 R5 R6 R7 R8 R9 R10

In the districts indicated, within a #completely enclosed# garage, #detached# from a #residential building# and containing not less than 150 #accessory# off-street parking spaces, minor automotive repairs (not including body work) are permitted, and not more than three motor fuel pumps may be provided. However, no motor fuel shall be sold to persons who are not using the parking spaces.

12/15/61

**25-50**

**RESTRICTIONS ON LOCATION OF ACCESSORY OFF-STREET PARKING SPACES**

9/9/04

**25-51**

**General Provisions**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, all permitted or required off-street parking spaces, open or enclosed, #accessory# to #residences#, to permitted #community facility uses#, to #commercial uses# permitted as #accessory uses# in #large-scale residential developments#, or to #uses# permitted by special permit, shall be provided on the same #zoning lot# as the #building# or #use# to which such spaces are #accessory#, except as provided in the following Sections:

Section 25-52 (Off-Site Spaces for Residences)

Section 25-53 (Off-Site Spaces for Permitted Non-

Residential Uses)

Section 25-54 (Joint and Shared Facilities)

Section 25-55 (Additional Regulations for Required Spaces  
When Provided Off Site)

Section 73-45 (Modification of Off-Site Parking Provisions)

2/6/72

**25-52**

**Off-Site Spaces for Residences**

R3 R4 R5 R6 R7 R8 R9 R10

In the districts indicated, all permitted or required off-street parking spaces #accessory# to #residences# may be provided on a #zoning lot# other than the same #zoning lot# as the #residences# to which such spaces are #accessory#, provided that in such instances all such spaces are:

- (a) located in a district other than a #Residence District# or a C7 District, or provided in a joint facility located in a district other than an R1 or R2 District, on the same #zoning lot# as one of the #buildings# to which it is #accessory#, and conforming to the provisions of Section 25-54 (Joint Facilities); and
- (b) not further than the maximum distance from the #zoning lot# specified in Section 25-521.

10/29/07

**25-521**

**Maximum distance from zoning lot**

R3 R4 R5 R6 R7 R8 R9 R10

In the districts indicated, all such spaces shall not be further than the distance set forth in the following table from the nearest boundary of the #zoning lot# occupied by the #residences# to which they are #accessory#.

Maximum Distance from

| Zoning Lot | District                      |
|------------|-------------------------------|
| 600 feet   | R3 R4 R5 R6 R7-1 R7B          |
| 1,000 feet | R7-2 R7A R7D R7X R8 R9<br>R10 |

9/9/04

**25-53**

**Off-Site Spaces for Permitted Non-Residential Uses**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In the districts indicated, off-site parking spaces may be provided in accordance with the provisions set forth in this Section, inclusive.

9/9/04

**25-531**

**For houses of worship**

R1 R2 R3 R4

In the districts indicated, all required off-street parking spaces #accessory# to permitted houses of worship may be provided on a #zoning lot# other than the same #zoning lot# as such house of worship but within the same district or an adjoining district, provided that in such instances all such spaces shall be not further than 600 feet from the nearest boundary of the #zoning lot# containing such #uses#.

9/9/04

**25-532**

**For permitted non-residential uses**

R5 R6 R7 R8 R9 R10

In the districts indicated, all permitted or required off-street parking spaces #accessory# to permitted non-#residential uses# may be provided on a #zoning lot# other than the same #zoning lot# as such #uses#, but within the same district or an adjoining district other than an R1, R2, R3 or R4 District provided that in

such instances all such spaces located in a #Residence District# shall be not further than 200 feet from the nearest boundary of the #zoning lot# containing such #uses#, and all such spaces located in a #Commercial# or #Manufacturing District# shall be not further than 600 feet from the nearest boundary of such #zoning lot#, and provided further that the Commissioner of Buildings determines that:

- (a) there is no way to arrange such spaces on the same #zoning lot# as such #uses#; and
- (b) such spaces are so located as to draw a minimum of vehicular traffic to and through #streets# having predominantly #residential# frontages.

Such parking spaces shall conform to all additional regulations promulgated by the Commissioner of Buildings to minimize adverse effects on the character of surrounding areas.

9/9/04

**25-54**  
**Joint and Shared Facilities**

9/9/04

**25-541**  
**Joint facilities**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, all required #accessory# off-street parking spaces may be provided in facilities designed to serve jointly two or more #buildings# or #zoning lots#, provided that:

- (a) the number of spaces in such joint facilities shall be not less than that required in the following Sections for the combined number of #dwelling units# or the combined #floor area#, #lot area#, rated capacity, or other such unit of measurement in such #buildings# or #zoning lots#:

Section 25-21 (General Provisions)

Section 25-31 (General Provisions)

Section 25-32 (Special Provisions for a Single Zoning Lot with Uses Subject to Different Parking Requirements);

- (b) all such spaces are located in a district where they are permitted under the applicable provisions of Sections 25-52 (Off-Site Spaces for Residences), 25-53 (Off-Site Spaces for Permitted Non-Residential Uses), or 73-45 (Modification of Off-Site Parking Provisions); and
- (c) the design and layout of such joint facilities meet standards of adequacy set forth in regulations promulgated by the Commissioner of Buildings.

9/9/04

**25-542**

**Shared parking facilities for houses of worship**

R1 R2 R3 R4 R5

In the districts indicated, required #accessory# off-street parking spaces may be provided for houses of worship in facilities designed to be shared with other permitted non-#residential uses#, in any district, provided that:

- (a) no more than 25 percent of the spaces in such facilities may be used to satisfy the parking requirement for both the house of worship and other permitted non-#residential uses#, except that such percentage may be increased by the Commissioner of Buildings if it can be demonstrated that such additional parking spaces would not be used by the house of worship and other permitted non-#residential uses# at the same times;
- (b) all such spaces are no further than 600 feet from the nearest boundary of the #zoning lot# containing the house of worship; and
- (c) all such spaces conform to all applicable regulations of the district in which they are located.

9/9/04

**25-55**

**Additional Regulations for Required Spaces When Provided Off Site**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, when required #accessory# off-street parking spaces are provided off the site in accordance with the provisions of Sections 25-52 (Off-Site Spaces for Residences), 25-53 (Off-Site Spaces for Permitted Non-Residential Uses) or 25-54 (Joint and Shared Facilities), the following additional regulations shall apply:

- (a) Such spaces shall be in the same ownership (single fee ownership or alternative ownership arrangements of the #zoning lot# definition in Section 12-10) as the #use# to which they are #accessory#, and shall be subject to deed restrictions filed in an office of record, binding the owner and his heirs and assigns to maintain the required number of spaces available throughout the life of such #use#.
- (b) Such spaces shall conform to all applicable regulations of the district in which they are located.

12/15/61

**25-60**

**ADDITIONAL REGULATIONS FOR PERMITTED OR REQUIRED ACCESSORY OFF-STREET PARKING SPACES**

6/29/94

**25-61**

**General Provisions**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, all permitted or required #accessory# off-street parking spaces shall conform to the provisions of the following Sections:

Section 25-62 (Size of Spaces)

Section 25-63 (Location of Access to the Street)

Section 25-64 (Restrictions on Use of Required Open Space for Parking)

Section 25-65 (Surfacing)

Section 25-66 (Screening)

No portion of a #side lot ribbon# shall be less than eight feet wide and no portion shall be more than 10 feet wide on an #interior# or #through lot# and not more than 20 feet wide on a #corner lot#. If two #zoning lots# share a common #side lot ribbon# along a common #side lot line#, the width of a shared #side lot ribbon# must be at least eight feet.

Special regulations applying to #large-scale residential developments# are set forth in Article VII, Chapter 8, and to #large-scale community facility developments# in Article VII, Chapter 9.

12/5/90

## **25-62**

### **Size and location of Spaces**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, for all #accessory# off-street parking spaces, open or enclosed, each 300 square feet of unobstructed standing or maneuvering area shall be considered one parking space. However, an area of less than 300 square feet, but in no event less than 200 square feet, may be considered as one space, where the layout and design of the parking area are adequate to permit convenient access and maneuvering in accordance with regulations promulgated by the Commissioner of Buildings, or where the developer or applicant for a building permit or certificate of occupancy certifies that such spaces will be fully attended.

In any case where a reduction of the required area per parking space is permitted on the basis of the developer's certification that such spaces will be fully attended, it shall be set forth in the certificate of occupancy that paid attendants employed by the owners or operators of such spaces shall be available to handle the parking and moving of automobiles at all times when such spaces are in use.

In no event shall the dimensions of any parking stall be less than 18 feet long and 8 feet, 6 inches wide.

However, the width of a parking stall may be reduced to eight feet for #detached#, #semi-detached# or #zero lot line buildings#

on a #zoning lot# where not more than four #accessory# parking spaces are required if such #accessory# parking spaces are located in a #side lot ribbon# and are subject to the provisions of Section 25-621 (Location of parking spaces in certain districts).

4/30/08

## **25-621**

### **Location of parking spaces in certain districts**

All #accessory# off-street parking spaces shall be located in accordance with the provisions of this Section, except that in R1, R2, R3, R4A and R4-1 Districts within #lower density growth management areas#, the provisions of Section 25-622 shall apply. In addition, all such parking spaces shall be subject to the curb cut requirements of Section 25-63 (Location of Access to the Street).

- (a) For #zoning lots# with #residential buildings# where no more than two #accessory# parking spaces are required:

R2X R3 R4 R5

- (1) In the districts indicated, except R4B or R5B Districts, #accessory# off-street parking spaces shall be permitted only in the #side lot ribbon#, within a #building# or in any open area on the #zoning lot# which is not between the #street line# and the #street wall# or prolongation thereof of the #building#. Access to the #accessory# spaces through a front setback area or required #front yard# shall be only through the #side lot ribbon#. However, for #zoning lots# that have a minimum of 35 feet of #street# frontage along one #street#, are occupied by a #single-# or #two-family detached residence#, and maintain a minimum of 18 feet of uninterrupted curbside space along the #street# frontage, access to #accessory# spaces need not be through a #side lot ribbon# provided that, on a #zoning lot# with less than 50 feet of frontage along a #street#, no more than one enclosed #accessory# parking space is provided within the #residential building#.

R6 R7 R8

- (2) In the districts indicated without a letter suffix, for #zoning lots# comprised of #single-#, #two-#, or three-#family residences# or #building segments#, #accessory#

off-street parking spaces shall be located in accordance with the provisions of paragraph (a)(1) of this Section.

R4B R5B R5D R6B R7B R8B

- (3) In the districts indicated, #accessory# off-street parking spaces shall be located only within a #building#, or in any open area on the #zoning lot# which is not between the #street line# and the #street wall# of the #building# or its prolongation. Access to such parking spaces shall be provided only through the #side lot ribbon# or through the #rear yard#.

R1 R2

- (4) In the districts indicated, required #accessory# off-street parking spaces shall be permitted only within a #building#, or in any open area on the #zoning lot# that is not between the #street line# and the #street wall# of the #building# or its prolongation.
- (b) For #zoning lots# with #residential buildings# where more than two #accessory# parking spaces are required:

R2X R3 R4 R5

- (1) In the districts indicated, except R4B or R5B Districts, #accessory# off-street parking spaces shall be permitted only within a #building# or in any open area on the #zoning lot# which is not between the #street line# and the #street wall# of the #building# or its prolongation, unless:
  - (i) no more than two such unenclosed spaces are accessed from a single curb cut, and the parking area for these spaces is not more than 20 feet in width measured parallel, or within 30 degrees of being parallel, to the #street line#; or
  - (ii) a #group parking facility# with five or more spaces is provided and is screened in accordance with the requirements of Section 25-66 (Screening), paragraphs (a) or (b).

R6 R7 R8

- (2) In the districts indicated without a letter suffix, for #zoning lots# comprised of #single-#, #two-#, or three-#family residences# or #building segments#, #accessory#

off-street parking spaces shall be located in accordance with the provisions of paragraph (b) (1) of this Section.

R4B R5B R5D R6B R7B R8B

- (3) In the districts indicated, #accessory# off-street parking spaces shall be located only within a #building# or in any open area on the #zoning lot# that is not between the #street line# and the #street wall# of the #building# or its prolongation. Access to such parking spaces shall be provided only through the #side lot ribbon# or through the #rear yard#.

11/28/07

### **25-622**

#### **Location of parking spaces in lower density growth management areas**

The provisions of this Section shall apply to all #residential developments# in R1, R2, R3, R4A and R4-1 Districts within #lower density growth management areas#.

Required #accessory# off-street parking spaces shall be permitted only within a #building# or in any open area on the #zoning lot# that is not between the #street line# and the #street wall# or prolongation thereof of the #building#.

For #zoning lots# with less than 33 feet of #street# frontage, access to all parking spaces through a #front yard# shall be only through a single driveway no more than 10 feet in width.

For #zoning lots# with at least 33 feet of #street# frontage, access to all parking spaces through a #front yard# shall be only through a driveway no more than 20 feet in width.

No more than two unenclosed required parking spaces may be located in tandem (one behind the other), except that no tandem parking shall be permitted in any #group parking facility# with more than four spaces.

11/28/07

### **25-623**

## Location of parking spaces for community facility uses

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the provisions of this Section shall apply to all #developments# and #enlargements# that provide an open parking area #accessory# to #community facility uses#. All such #developments# and #enlargements# shall submit a site plan to the Department of Buildings showing the location of all parking spaces, curb cuts and compliance with the maneuverability standards, as set forth in paragraphs (b) and (c) of Section 36-58.

For the purposes of this Section, #developments# and #enlargements# shall be defined as follows:

- (a) #developments# shall only include those in which 70 percent or more of the #floor area# on the #zoning lot# is occupied by a #community facility use#; and
- (b) #enlargements# shall include only those that result in:
  - (1) a total number of parking spaces #accessory# to #community facility uses# on the #zoning lot# that is at least 20 percent greater than the number of such spaces existing on November 28, 2007; or
  - (2) a total amount of #floor area# on the #zoning lot# that is at least 20 percent greater than the amount of #floor area# existing on November 28, 2007, and where at least 70 percent of the #floor area# on the #zoning lot# is occupied by #community facility uses#.

The provisions of this Section shall not apply to surface parking located on the roof of a #building#, indoor parking garages, #public parking garages#, structured parking facilities, or #developments# in which at least 70 percent of the #floor area# or #lot area# on a #zoning lot# is used for automotive #uses# listed in Use Groups 9 or 16.

For the purposes of this Section, an "open parking area" shall mean that portion of a #zoning lot# used for the parking or maneuvering of vehicles, including service vehicles, which is not covered by a #building#. Open parking areas shall also include all required landscaped areas within and adjacent to the open parking area.

**25-63****Location of Access to the Street**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the entrances and exits for all permitted or required #accessory group parking facilities# with 10 or more spaces shall be located not less than 50 feet from the intersection of any two #street lines#. However, access located within 50 feet of such intersection may be permitted if the Commissioner of Buildings certifies that such a location is not hazardous to traffic safety and not likely to create traffic congestion. The Commissioner of Buildings may refer such matter to the Department of Traffic for a report and may base his determination on such report.

The waiver provisions of Sections 25-27 or 25-34 (Waiver of Requirements for All Zoning Lots Where Access Would Be Forbidden) shall apply when the Commissioner of Buildings has certified that there is no way to arrange the spaces with access to the #street# to conform to the provisions of this Section.

4/30/08

**25-631****Location and width of curb cuts in certain districts**

All curb cuts shall comply with the provisions of this Section, except that in #lower density growth management areas#, the provisions of Section 25-632 shall apply.

- (a) For #zoning lots# with #residential buildings# where not more than two #accessory# parking spaces are required:

R2A

- (1) In R2A Districts, the maximum width of a curb cut shall be 18 feet, and the maximum width of a driveway within a #front yard# shall be 20 feet. All #zoning lots# shall maintain at least 18 feet of uninterrupted curb space along each #street# frontage.

R2X R3 R4 R5

- (2) In the districts indicated, except R4B and R5B Districts, and except as otherwise provided in Section 25-633 (Prohibition of curb cuts in certain districts),

curb cuts shall comply with the following provisions:

- (i) for #zoning lots# with less than 50 feet of frontage along a #street#, only one curb cut, having a maximum width, including splays, of ten feet, shall be permitted;
- (ii) for #zoning lots# with at least 50 feet of frontage along a #street#, no more than two curb cuts shall be permitted along such #street# frontage. If one curb cut is provided, such curb cut shall have a maximum width, including splays, of 15 feet. If two curb cuts are provided, the maximum width of each curb cut, including splays, shall be ten feet, and a minimum distance of 30 feet of uninterrupted curb space shall be provided between such curb cuts;
- (iii) where access to #accessory# parking spaces is only through a #side lot ribbon#, all curb cuts shall be a continuation of the #side lot ribbon#;
- (iv) wherever #accessory# parking spaces are provided in adjacent #side lot ribbons# on #zoning lots# subdivided after June 30, 1989, the curb cuts giving access to such #side lot ribbons# shall be contiguous (paired), so that only one curb cut, having a maximum width of 15 feet, including splays, shall serve both #side lot ribbons#; and
- (v) new #residential developments# shall maintain a minimum distance of 16 feet of uninterrupted curb space between all curb cuts constructed after June 30, 1989, provided that this requirement may be waived if the Commissioner of Buildings certifies that, due to the location of curb cuts on adjacent #zoning lots#, there is no way to locate the curb cut in compliance with this requirement and that at least 16 feet of uninterrupted curb space is maintained along the #street# in front of the #zoning lot#.

R6 R7 R8

- (3) In the districts indicated without a letter suffix, for #zoning lots# comprised of #single-#, #two-#, or three-#family residences# or #building segments#, the width and location of curb cuts shall be in accordance with the provisions of paragraph (a)(2), inclusive, of this Section.

R4B R5B R6B R7B R8B

(4) In the districts indicated, for #attached residential buildings# and rowhouses, and for multiple dwellings in R5B, R6B, R7B and R8B Districts, new #residential developments# shall provide a minimum distance of 34 feet of uninterrupted curb space between all curb cuts constructed after June 30, 1989.

(b) For #zoning lots# with #residential buildings# where more than two #accessory# parking spaces are required:

R2X R3 R4 R5

(1) In the districts indicated, except R4B and R5B Districts, and except as otherwise provided in Section 25-633, curb cuts shall comply with the following provisions:

(i) #zoning lots# with 35 feet or more of frontage along a #street# shall maintain a minimum distance of 16 feet of uninterrupted curb space along such #street#;

(ii) new #residential developments# shall maintain a minimum distance of 16 feet of uninterrupted curb space between all curb cuts on the same or adjoining #zoning lots developed# after June 30, 1989;

(iii) the maximum width of a curb cut serving a #group parking facility# shall be as set forth in the following table:

| Size of Facility<br>(in number of spaces) | Maximum Width of<br>Curb Cuts (in feet) |
|---|---|
| up to 4                                   | 15                                      |
| 5 to 24                                   | 22                                      |
| 25 and over                               | 30                                      |

(iv) all driveways shall be located at least 13 feet from any other driveway on the same or adjoining #zoning lots#. However, driveways may be paired with other driveways on the same or adjoining #zoning lots#, provided the aggregate width of such paired driveways, including any space

between them, does not exceed 20 feet. Curb cuts accessing such paired driveway shall have a minimum width of 15 feet and a maximum width, including splays, of 18 feet.

However, where Fire Department regulations set forth in the Administrative Code of the City of New York require curb cuts of greater width than listed in this chart, such curb cuts may be increased to the minimum width acceptable to the Fire Department.

R6 R7 R8

- (2) In the districts indicated without a letter suffix, for #zoning lots# comprised of #single-#, #two-#, or three-#family residences# or #building segments#, the width and location of curb cuts shall be in accordance with the provisions of paragraph (b)(1) of this Section.

R4B R5B R6B R7B R8B

- (3) In the districts indicated, for #attached residential developments# and rowhouses, and for multiple dwellings in R5B, R6B, R7B and R8B Districts, a minimum distance of 34 feet between curb cuts shall be maintained. In addition, the maximum width of curb cuts serving a #group parking facility# shall be as set forth in the table in paragraph (b)(1) of this Section.

(c) Modification of curb cut location requirements:

R2X R3 R4 R5 R6 R7 R8

- (1) In the districts indicated, the location and width of curb cuts, as required by the provisions of this Section, may be modified if the Commissioner of Buildings certifies that the specified curb cut locations would require the removal of shade trees maintained by the City of New York. The Commissioner of Buildings may refer such matter to the Department of Parks and Recreation and the Department of Transportation for reports, and may base the determination on such report.

R6 R7 R8

- (2) In the districts indicated, except R6, R7 or R8 Districts with a letter suffix, the City Planning Commission may authorize modification of the location and width of curb cuts as required by the provisions of

this Section provided that the Commission finds that:

- (i) the proposed modification does not adversely affect the character of the surrounding area; and
- (ii) where more than one curb cut is provided, the curb cuts are arranged to foster retention of curb side parking spaces along the #street frontage# of the #development#.

4/30/08

## **25-632**

### **Driveway and curb cut regulations in lower density growth management areas**

The provisions of this Section shall apply to all #residential developments# within all #lower density growth management areas#, except that these provisions shall not apply to any #zoning lot# occupied by only one #single-family detached residence# with at least 60 feet of frontage along one #street# and, for such #residences# on #corner lots#, with at least 60 feet of frontage along two #streets#.

- (a) For #zoning lots# with less than 33 feet of frontage along a #street#, only one curb cut, having a maximum width, including splays, of ten feet, shall be permitted.
- (b) For #zoning lots# with at least 33 feet of frontage along a #street#, multiple curb cuts are permitted. The maximum width of a curb cut serving a driveway 12 feet or less in width shall be 10 feet, including splays. Driveways wider than 12 feet at any point within a #front yard# shall be accessed by a single curb cut with a minimum width of 17 feet and a maximum width, including splays, of 18 feet.
- (c) The center line of each curb cut shall be coincident with the centerline of the driveway that it serves.
- (d) All driveways shall be located at least 13 feet from any other driveway on the same or adjoining #zoning lots#. However, driveways may be paired with other driveways on adjoining #zoning lots# provided the aggregate width of such paired driveways, including any space between them, does not exceed 20 feet.
- (e) All #residential developments# shall maintain a minimum distance of 16 feet of uninterrupted curb space between all

curb cuts constructed after June 30, 1989.

- (f) The requirements of paragraphs (d) and (e) of this Section may be waived where the Commissioner of Buildings certifies that, due to the location of driveways and curb cuts on adjacent #zoning lots#, there is no way to locate the driveways and curb cuts in compliance with this requirement of this Section, and that at least 16 feet of uninterrupted curb space is maintained along the #street# in front of the #zoning lot#.
- (g) For multiple #buildings# on a single #zoning lot#, access to all parking spaces shall be provided entirely on the same #zoning lot#.

8/12/04

**25-633**

**Prohibition of curb cuts in certain districts**

R4B R5B R6B R7B R8B

In the districts indicated, curb cuts are prohibited for #residential developments# on #zoning lots# having a width of less than 40 feet along a #street# and existing on the effective date of establishing such district on the #zoning maps#.

11/28/07

**25-634**

**Curb cut regulations for community facilities**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, any #development# or #enlargement# containing a #community facility use# with an unenclosed parking area shall comply with the provisions of this Section.

Curb cuts serving one travel lane shall have a maximum width of 12 feet, excluding splays, and curb cuts serving two travel lanes shall have a maximum width of 24 feet, excluding splays. For parking lots with more than 100 parking spaces, curb cuts of up to 30 feet, excluding splays, shall be permitted.

However, where Fire Department regulations set forth in the

Administrative Code of the City of New York require curb cuts of greater width, such curb cuts may be increased to the minimum width acceptable to the Fire Department.

For #zoning lots# with 100 feet or less of #street frontage#, only two curb cuts shall be permitted. For every additional 50 feet of #street# frontage, one additional curb cut shall be permitted.

A minimum distance of 18 feet from any other curb cut on the same or adjacent #zoning lots# shall be maintained, except where the Commissioner of Buildings determines that, due to the location of curb cuts constructed prior to November 28, 2007, on adjacent #zoning lots#, there is no way to locate the curb cut 18 feet from such adjacent existing curb cuts.

4/30/08

#### **25-635**

##### **Maximum driveway grade**

R1 R2 R3 R4 R5

In all districts, as indicated, the maximum grade of a driveway shall not exceed 11 percent in any #front yard#. Driveways existing on April 30, 2008, which exceed a grade of 11 percent, may be used to access parking spaces required for #residences# constructed after April 30, 2008.

8/12/04

#### **25-64**

##### **Restrictions on Use of Open Space for Parking**

Restrictions on the use of open space for parking and driveways are set forth in this Section. For #zoning lots# in #lower density growth management areas#, the provisions of paragraph (b) of this Section shall apply.

- (a) In accordance with the provisions of Section 23-12 (Permitted Obstructions in Open Space), driveways, private streets, open #accessory# off-street parking spaces, or open #accessory# off-street loading berths may not use more of the required #open space# on any #zoning lot# than the percent set forth in the following table:

| Percent | District                 |
|---------|--------------------------|
| 50      | R1 R2 R3 R6 R7 R8 R9 R10 |
| 66      | R4 R5                    |

(b) In #lower density growth management areas#, the following regulations shall apply:

- (1) Driveways, #private roads# and open #accessory# off-street parking spaces may occupy no more than 50 percent of the #lot area# not covered by #residential buildings# in R1, R2 and R3 Districts, and may occupy no more than 66 percent of the #lot area# not covered by #residential buildings# in R4 and R5 Districts; and
- (2) The area within 30 feet and perpendicular to the #rear wall line# of any #building# or #building segment# that does not front upon two #streets# in its entirety shall not be occupied by driveways or off-street parking spaces, except that this provision shall not apply to any #zoning lot# occupied by only one #single-# or #two-family detached# or #semi-detached residence#.

11/28/07

**25-65  
Surfacing**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, all open off-street parking spaces shall be surfaced with asphaltic or Portland cement concrete, or other hard-surfaced dustless material, at least four inches thick, except that where required, parking spaces are located in #side lot ribbons#, hard surface ribbons may be permitted. However, permeable paving materials may be used in open parking areas where the Commissioner of Buildings determines that such materials are appropriate.

11/28/07

**25-66  
Screening**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

(a) In all districts, as indicated, except where such districts are located in #lower density growth management areas#, all open off-street parking areas or groups of individual garages with 10 spaces or more, that are located either at natural grade or on a roof, shall be screened from all adjoining #zoning lots#, including such #zoning lots# situated across a #street#, by either:

- (1) a strip at least four feet wide, densely planted with shrubs or trees that are at least four feet high at the time of planting and that are of a type which may be expected to form a year-round dense screen at least six feet high within three years; or
- (2) a wall or barrier or uniformly-painted fence of fire-resistant material at least six feet high, but not more than eight feet above finished grade (or above the roof level, if on a roof). Such wall, barrier or fence may be opaque or perforated, provided that not more than 50 percent of the face is open.

For community facilities located in R1, R2, R3, R4 or R5 Districts, except for any parking that is located on a roof, all such parking shall be screened pursuant to paragraph (a)(1) of this Section.

In addition, such screening shall be maintained in good condition at all times, may be interrupted by normal entrances or exits and shall have no #signs# hung or attached thereto other than those permitted in Section 22-323 (Signs for parking areas).

(b) In #lower density growth management areas#, all open parking areas with five or more spaces shall be screened from adjoining #zoning lots# by a landscaped strip at least four feet wide densely planted with evergreen shrubs at least four feet high at time of planting, and of a type that may be expected to form a year-round dense screen at least six feet high within three years. Such screening shall be maintained in good condition at all times.

The provisions of paragraphs (a) and (b) of this Section shall not apply at the #street line# of #zoning lots# where the planting requirements of Section 37-921 (Perimeter landscaping) apply.

11/28/07

## 25-67

### Parking Lot Landscaping

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the provisions of Section 37-90 (PARKING LOTS), inclusive, shall apply to all #developments# and #enlargements#, as defined in this Section, that provide an open parking area #accessory# to #community facility uses# that contain 18 or more spaces or are greater than 6,000 square feet in area.

For the purposes of this Section, #developments# and #enlargements# shall be defined as follows:

- (a) #developments# shall include only those in which 70 percent or more of the #floor area# on the #zoning lot# is occupied by a #community facility use#; and
- (b) #enlargements# shall include only those that result in:
  - (1) a total number of parking spaces #accessory# to #commercial# or #community facility uses# on the #zoning lot# that is at least 20 percent greater than the number of such spaces existing on November 28, 2007; or
  - (2) a total amount of #floor area# on the #zoning lot# that is at least 20 percent greater than the amount of #floor area# existing on November 28, 2007, and where at least 70 percent of the #floor area# on the #zoning lot# is occupied by #commercial# or #community facility uses#.

The provisions of this Section shall not apply to surface parking located on the roof of a #building#, indoor parking garages, #public parking garages#, structured parking facilities, or #developments# in which at least 70 percent of the #floor area# or #lot area# on a #zoning lot# is used for automotive #uses# listed in Use Groups 9 or 16.

For the purposes of this Section, an "open parking area" shall mean that portion of a #zoning lot# used for the parking or maneuvering of vehicles, including service vehicles, which is not covered by a #building#. Open parking areas shall also include all required landscaped areas within and adjacent to the open parking area.

Notwithstanding the provisions of this Section, where parking requirements are waived, pursuant to Section 25-33, on #zoning lots# subdivided after November 28, 2007, and parking spaces #accessory# to #community facility uses# or curb cuts accessing #community facility uses# are shown on the site plan required pursuant to Section 25-623, the provisions of Section 37-921 (Perimeter landscaping) shall apply.

### **Off-Street Loading Regulations**

12/15/61

#### **25-70**

##### **GENERAL PURPOSES**

The following regulations on permitted and required accessory off-street loading berths are adopted in order to provide needed space off public streets for loading and unloading activities, to restrict the use of the streets for such activities, to help relieve traffic congestion in residential areas within the city, and thus to promote and protect public health, safety, and general welfare.

12/15/61

#### **25-71**

##### **Permitted Accessory Off-Street Loading Berths**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, #accessory# off-street loading berths, open or enclosed, may be provided for #residences#, for permitted #community facility uses#, for #commercial uses# permitted as #accessory uses# in #large-scale residential developments#, or for #uses# permitted by special permit, under rules and regulations promulgated by the Commissioner of Buildings, and subject to the provisions set forth in Sections 25-75 (Location of Access to the Street), 25-76 (Surfacing), and 25-77 (Screening).

12/15/61

**25-72**

**Required Accessory Off-Street Loading Berths**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, #accessory# off-street loading berths, open or enclosed, shall be provided in conformity with the requirements set forth in the following table for all new #development# after December 15, 1961, for the #uses# listed in the table, as a condition precedent to the #use# of such #development#.

After December 15, 1961, if the #use# of any #building or other structure# is #enlarged#, the requirements set forth in the table shall apply to the #floor area# of the #enlarged# portion of such #building#.

REQUIRED OFF-STREET LOADING BERTHS  
FOR NEW CONSTRUCTION OR ENLARGEMENTS

| Type of #Use#  | For #Floor Area#<br>(in square feet)              | Required<br>Berths | District |    |    |     |
|--|---|--------------------|----------|----|----|-----|
| Hospitals and<br>related<br>facilities*                              | First 10,000                                      | None               | R1       | R2 | R3 | R4  |
|  | Next 290,000                                      | 1                  | R5       | R6 | R7 | R8  |
|  | Each additional<br>300,000 or fraction<br>thereof | 1                  |          |    | R9 | R10 |
| #Commercial uses#<br>in #large-scale<br>residential<br>developments# | First 8,000                                       | None               | R1       | R2 | R3 | R4  |
|  | Next 17,000                                       | 1                  |          |    | R5 | R6  |
|  | Next 15,000                                       | 1                  |          |    |    |     |
|  | Next 20,000                                       | 1                  |          |    |    |     |
|  | Next 40,000                                       | 1                  |          |    |    |     |
|  | Each additional<br>150,000 or fraction<br>thereof | 1                  |          |    |    |     |
| #Commercial uses#<br>in #large-scale<br>residential<br>developments# | First 25,000                                      | None               | R7       | R8 | R9 | R10 |
|  | Next 15,000                                       | 1                  |          |    |    |     |
|  | Next 60,000                                       | 1                  |          |    |    |     |
|  | Each additional<br>150,000 or fraction<br>thereof | 1                  |          |    |    |     |

\* Requirements are in addition to area utilized for ambulance parking.

12/15/61

**25-73**

**Special Provisions for Zoning Lots Divided by District Boundaries**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, whenever a #zoning lot# is

divided by a boundary between districts having different requirements for #accessory# off-street loading berths, the provisions set forth in Article VII, Chapter 7 shall apply.

12/15/61

**25-74**

**Size of Required Berths**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, all required off-street loading berths, open or enclosed, shall conform to the regulations on minimum dimensions set forth in the following table. The dimensions of off-street berths shall not include driveways or entrances to or exits from such off-street berths.

MINIMUM DIMENSIONS FOR REQUIRED  
ACCESSORY OFF-STREET LOADING BERTHS  
(in feet)

|   | Length | Width | Vertical<br>clearance |
|---|--------|-------|-----------------------|
| Hospitals and related facilities                            | 33     | 12    | 12                    |
| #Commercial uses# in #large-scale residential developments# | 33     | 12    | 14                    |

12/15/61

**25-75**

**Location of Access to the Street**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, no permitted or required #accessory# off-street loading berth, and no entrance or exit thereto, shall be located less than 50 feet from the intersection of any two #street lines#. However, a location closer to such intersection may be permitted if the Commissioner of Buildings certifies that such a location is not hazardous to traffic safety and not likely to create traffic congestion.

The requirements for #accessory# off-street loading berths set forth in Section 25-72 (Required Accessory Off-Street Loading Berths) shall not apply to any #building# as to which the Commissioner of Buildings certifies that there is no way to arrange the required berths to conform to the provisions of this Section.

The Commissioner of Buildings may refer such matters requiring certification to the Department of Transportation for report and may base his determination on such report.

12/15/61

**25-76**  
**Surfacing**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, all permitted or required open off-street loading berths shall be surfaced with asphaltic or Portland cement concrete, or other hard-surfaced dustless material, at least six inches thick.

12/15/61

**25-77**  
**Screening**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, all permitted or required open off-street loading berths shall be screened from all adjoining #zoning lots#, including such #zoning lots# situated across a #street# by either:

- (a) a strip at least four feet wide, densely planted with shrubs or trees that are at least four feet high at the time of planting and that are of a type which may be expected to form a year-round dense screen at least six feet high within three years; or
- (b) a wall or barrier or uniformly painted fence or fire-resistant material, at least six feet but not more than eight feet above finished grade. Such wall, barrier or fence may be opaque or perforated, provided that not more

than 50 percent of the face is open.

In addition, such screening:

- (1) shall be maintained in good condition at all times;
- (2) may be interrupted by normal entrances and exits; and
- (3) shall have no #signs# hung or attached thereto other than those permitted in Section 22-32 (Permitted Non-Illuminated Accessory Signs).

4/22/09

**25-80**  
**BICYCLE PARKING**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, bicycle parking spaces shall be provided in accordance with the requirements set forth in this Section, inclusive, as a condition precedent to the #use# of such #development#, #enlargement#, #dwelling unit#, conversion, #group parking facility# or open parking area.

The provisions of this Section, inclusive, shall apply to:

- (a) #developments#;
- (b) #enlargements# that increase the #floor area# within a #building# by 50 percent or more;
- (c) #dwelling units# created by conversions of non-#residential floor area#;
- (d) new #dwelling units# in #residential buildings# or #building segments# constructed after April 22, 2009;
- (e) new enclosed #accessory group parking facilities# with 35 or more automobile parking spaces; and
- (f) open parking areas #accessory# to #commercial# or #community facility uses# that contain 18 or more automobile parking spaces or are greater than 6,000 square feet in area.

In addition, the provisions of Section 25-85 (Floor Area Exemption) shall apply to all #buildings# as set forth therein.

The number of #accessory# bicycle parking spaces provided pursuant to this Section, the total area, in square feet, of bicycle parking spaces and the total area, in square feet, excluded from #floor area# for such spaces shall be noted on the Certificate of Occupancy.

4/22/09

**25-81  
Required Bicycle Parking Spaces**

4/22/09

**25-811  
Enclosed bicycle parking spaces**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, enclosed #accessory# bicycle parking spaces shall be provided for at least that amount specified for the applicable #use# set forth in the table in this Section. For the purposes of calculating the number of required bicycle parking spaces, any fraction of a space 50 percent or greater shall be counted as an additional space. For #residences#, the #accessory# bicycle parking requirement shall be calculated separately for separate #buildings# or #building segments#.

Where any #building# or #zoning lot# contains two or more #uses# having different bicycle parking requirements as set forth in the table, the bicycle parking requirements for each type of #use# shall apply to the extent of that #use#.

Where an enclosed #accessory group parking facility# is provided, the required number of bicycle parking spaces for the #use# to which such facility is #accessory# shall be the amount set forth for such #use# in the table, or one for every 10 automobile parking spaces that are enclosed within a #building or other structure# or located on the roof of a #building#, whichever will require a greater number of bicycle parking spaces.

REQUIRED BICYCLE PARKING SPACES FOR RESIDENTIAL OR  
COMMUNITY FACILITY USES

| Type of #Use# | Bicycle Parking Spaces<br>Required in Relation to<br>Specified Unit of Measurement |
|---------------|--|
|---------------|--|

-----  
FOR RESIDENTIAL USES

|  |      |   |
|--|------|---|
| Use Group 1  | None | required                                    |
| Use Group 2  |      | 1 per 2 #dwelling units#                    |
| #Non-profit residences for the elderly#<br>or #dwelling units# for the elderly<br>as specified in Section 25-25(d) |      | 1 per 10,000 square<br>feet of #floor area# |

FOR COMMUNITY FACILITY USES\*

|  |      |   |
|--|------|---|
| College or #school# student dormitories<br>or fraternity and sorority student houses                   |      | 1 per 2,000 square<br>feet of #floor area#  |
| Colleges, universities, or seminaries**<br>(a) Classrooms, laboratories,<br>student centers or offices |      | 1 per 5,000 square<br>feet of #floor area#  |
| (b) Theaters, auditoriums,<br>gymnasiums or stadiums   |      | 1 per 20,000 square<br>feet of #floor area# |
| Libraries, museums or non-commercial<br>art galleries  | feet | 1 per 20,000 square<br>of #floor area#      |
| Monasteries, convents or novitiates;<br>houses of worship, rectories or<br>parish houses; Use Group 4B |      | None required                               |
| All other Use Group 3 and Use Group 4<br>#uses# not otherwise listed in<br>this table                  |      | 1 per 10,000 square<br>feet of #floor area# |

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\* #Non-profit hospital staff dwellings# shall be subject to the requirements for Use Group 2 #residential uses#.

\*\* Up to half of required spaces may be provided as unenclosed bicycle parking spaces pursuant to the requirements of Section 25-83 (Restrictions on Operation, Size and Location of Enclosed Bicycle Parking Spaces).

However, the bicycle parking requirements set forth in the table shall be waived for bicycle parking spaces that are #accessory# to:

(a) #residential buildings# or #residential building segments#

containing 10 #dwelling units# or less;

- (b) colleges, universities or seminaries where the number of required bicycle parking spaces is six or less;
- (c) college or #school# student dormitories or fraternity and sorority student houses where the number of required bicycle parking spaces is five or less; or
- (d) all other #community facility uses# not otherwise listed in the table where the number of required bicycle parking spaces is three or less.

4/22/09

## **25-812**

### **Unenclosed bicycle parking spaces**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, for open parking areas #accessory# to #community facility uses# that contain 18 or more spaces or are greater than 6,000 square feet in area, which meet the applicability standards of Section 25-67 (Parking Lot Landscaping), unenclosed #accessory# bicycle parking spaces shall be provided as follows:

- (a) One bicycle parking space shall be provided for every ten automobile parking spaces, up to 200 automobile parking spaces. Thereafter, one bicycle parking space shall be provided for every 100 automobile parking spaces. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one bicycle space.
- (b) Each bicycle rack shall allow for the bicycle frame and at least one wheel to be locked to the rack. If bicycles can be locked to each side of the rack without conflict, each side may be counted toward a required space. Thirty inches of maneuverable space shall be provided between parallel bicycle racks and an eight foot wide aisle shall be provided between bicycle rack areas.
- (c) Bicycle racks shall be provided within 50 feet of a main entrance of a #building# and a minimum of 24 inches from any wall. However, if more than 40 bicycle parking spaces are required, 50 percent of such spaces may be provided at a distance of up to 100 feet from the main entrance of a #building#. Department of Transportation bicycle racks

provided on a fronting sidewalk may be counted toward this requirement, provided such racks meet the standards of this paragraph, (c).

4/22/09

**25-82**

**Authorization for Reduction of Spaces**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the City Planning Commission may authorize a reduction in the number of required bicycle parking spaces set forth in Section 25-811 (Enclosed bicycle parking spaces), or a waiver of all such spaces, upon finding there are subsurface conditions, below-ground infrastructure or other site planning constraints that would make accommodating such bicycle parking spaces on or below the first #story# of the #building# infeasible. The Commission may request reports from licensed engineers or registered architects in considering such reduction.

4/22/09

**25-83**

**Restrictions on Operation, Size and Location of Enclosed Bicycle Parking Spaces**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, all #accessory# bicycle parking spaces shall be provided on the same #zoning lot# as the #building# or #use# to which such spaces are #accessory#, except as provided in Section 25-84 (Certification for Off-Site Bicycle Parking Spaces).

All enclosed #accessory# bicycle parking spaces shall be surrounded on all sides by a solid enclosure, except where a parking garage is open at the sides, and covered by a roof for weather protection. Each bicycle space shall adjoin a rack or similar system for securing the bicycle. Bicycle parking spaces shall be located in an area secured by a lock or similar means, or adjoin a securely-anchored rack to which the bicycle frame and at least one wheel can be locked. Fifteen square feet of area shall be provided for each bicycle space. However, the area for each bicycle space may be reduced by up to nine square feet per

bicycle if the Commissioner of Buildings certifies that a layout has been submitted to adequately accommodate the specified number of bicycles.

A plaque shall be placed at the exterior of the entry to the bicycle parking area, outside any locked door, with lettering at least three-quarter inches in height stating "Bicycle Parking."

For colleges, universities or seminaries, one-half of required enclosed #accessory# bicycle parking spaces may be provided as open unenclosed spaces, provided that such spaces meet the standards of Section 25-812 (Unenclosed bicycle parking spaces), paragraph (b).

All bicycle parking spaces which are #accessory# to #residences# shall be made available for the storage and independent access of the bicycles used by the occupants of such #residences#.

All required bicycle parking spaces which are #accessory# to a #community facility use# shall be made available for the storage and independent access of the bicycles used by the employees of such #use#, except that bicycle parking spaces #accessory# to colleges or universities shall be accessible to all authorized users of such #building#, and that bicycle parking spaces #accessory# to community facilities with sleeping accommodations may be accessible to the occupants of such facility.

Bicycle spaces may be located in a room secured by a lock or similar means, provided that access is through a commonly-accessible area and access is made available to eligible users on an equal basis.

4/22/09

## **25-84**

### **Certification for Off-Site Bicycle Parking Spaces**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, for colleges, universities, seminaries, hospitals and related facilities, except animal hospitals, #accessory# bicycle parking spaces required pursuant to Section 25-811 (Enclosed bicycle parking spaces) may be provided on a #zoning lot# other than the same #zoning lot# as the #use# to which such spaces are #accessory#, provided that the Chairperson of the City Planning Commission certifies to the Department of Buildings that all such bicycle parking spaces are:

- (a) located on a #zoning lot# not further than 1,000 feet from the nearest boundary of the #zoning lot# occupied by the #use# to which they are #accessory# or within a subsurface parking and other service facility that serves multiple #zoning lots#, including the #zoning lot# occupied by the #use# to which they are #accessory#; and
- (b) subject to deed restrictions filed in an office of record, binding the owner and his heirs and assigns to maintain the required number of spaces as accessible throughout the life of the #use# generating the #accessory# bicycle parking spaces.

A plaque shall be placed within 30 feet of a building entrance, with lettering at least three-quarter inches in height stating "Bicycle Parking" followed by information directing users to the address of the off-site location.

The number of off-site #accessory# bicycle parking spaces provided pursuant to this Section and the area of such bicycle parking spaces, in square feet, shall be noted on the Certificate of Occupancy for both the #building# in which the off-site bicycle parking spaces are located, and the #building# containing the #use# to which such bicycle parking spaces are #accessory#.

4/22/09

## **25-85**

### **Floor Area Exemption**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, space provided for enclosed #accessory# bicycle parking spaces pursuant to the standards of this Section shall be excluded from the definition of #floor area#, provided that:

- (a) the space excluded from #floor area# does not exceed an amount equal to 15 square feet multiplied by the number of required spaces or, if spaces are waived pursuant to paragraphs (a), (b), (c) or (d) of Section 25-811 (Enclosed bicycle parking spaces), the number that would have been required but for the waiver; and
- (b) the #accessory# bicycle parking spaces provided meet the standards for required bicycle parking of Section 25-83 (Restrictions on Operation, Size and Location of Enclosed Bicycle Parking Spaces).

Notwithstanding the provisions of paragraph (a) of this Section, for the #uses# listed in the table, the amount of space that may be excluded from the definition of #floor area# shall not exceed an amount equal to 15 square feet multiplied by the number of spaces set forth in the table.

MAXIMUM BICYCLE PARKING SPACES  
EXCLUDED FROM FLOOR AREA

| Maximum<br>Type of #Use# | Bicycle Parking Spaces<br>Excluded from #Floor Area#<br>in Relation to Specified<br>Unit of Measurement |
|--------------------------|---|
|--------------------------|---|

FOR RESIDENTIAL USES

|   |   |
|---|---|
| #Non-profit residences for the elderly# or #dwelling units# for the elderly as specified in Section 25-25 (d) | 1 per 2,000 square feet of #floor area# |
|---|---|

FOR COMMUNITY FACILITY USES

|   |   |
|---|---|
| Philanthropic or non-profit institutions with sleeping accommodations | 1 per 2,000 square feet of #floor area# |
|---|---|

|  |   |
|--|---|
| Proprietary, non-profit or voluntary hospitals and related facilities, except animal hospitals | 1 per 5,000 square feet of #floor area# |
|--|---|

However, in no event shall this Section apply to #single-# or #two-family residences# and in no event shall this Section apply to #accessory# bicycle parking spaces provided off-site pursuant to Section 25-84 (Certification for Off-Site Bicycle Parking Spaces).

Space provided for #accessory# bicycle parking spaces within an #accessory group parking facility# shall not be counted as #floor area# provided that such portion of the #accessory group parking facility# does not count as #floor area#.

4/22/09

## Waiver or Reduction of Spaces for Subsidized Housing

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, except in the Special Southern Hunters Point District, the number of required bicycle parking spaces set forth in Section 25-811 (Enclosed bicycle parking spaces) may be reduced or waived by the Commissioner of Buildings, provided that the Commissioner of the Department of Housing Preservation and Development has submitted a letter certifying that:

- (a) at least 50 percent of the #dwelling units# in the #building# or #building segment# will be income-restricted pursuant to the provisions of Section 23-90 (INCLUSIONARY HOUSING PROGRAM) or pursuant to the terms of a grant, loan or subsidy from any Federal, State or local agency or instrumentality, including, but not limited to, the disposition of real property for less than market value, purchase money financing, construction financing, permanent financing, the utilization of bond proceeds and allocations of low income housing tax credits. An exemption or abatement of real property taxes shall not qualify as a grant, loan or subsidy for the purposes of this paragraph;
- (b) there is insufficient space within the #building# to accommodate the required number of bicycle parking spaces on or below the first #story# of the #building#, including within an enclosed #accessory group parking facility#;
- (c) if permitted automobile parking spaces are provided, the required bicycle spaces cannot be accommodated within an enclosed #group parking facility# by reconfiguring automobile parking spaces or removing three or fewer permitted automobile parking spaces;
- (d) additional space cannot reasonably be constructed based on the amount of subsidy available to the project; and
- (e) the number of required bicycle parking spaces is being reduced by the minimum amount necessary to address these limitations.