

### **Zoning for Quality and Affordability**

#### **Summary of proposed changes to Article II, Chapter 5 – Accessory Off-Street Parking and Loading Regulations**

- Revises Section 25-25 to reduce or eliminate parking requirements for “affordable independent residences for seniors” or “income-restricted housing units,” depending on use and relationship to the proposed “Transit Zone.” Also eliminated reference to several obsolete government programs.
- Creates cross-reference to three new BSA special permits in Article 7, Chapter 3, which permit parking reductions for mixed-income developments or existing “income-restricted housing units” in the “Transit Zone,” and for existing “affordable independent housing for seniors” Outside of the “Transit Zone”.
- Removes the provision that stipulates “affordable independent residences for seniors” are not eligible for a waiver of parking requirements for a small number of spaces.
- Reverses the order of many tables with parking requirements to make them easier to read.
- Clarifies applicability of special parking provisions for certain areas to income-restricted housing units.
- Removes references to rooming units, which is an obsolete term.
- Consolidates provisions for non-profit hospital staff dwellings.
- References to re-numbered or re-titled sections are updated. Terms removed or revised in the proposal are updated. Other edits for general clarity are also included.

If you would have comments or questions on this draft, please send them to [ahousing@planning.nyc.gov](mailto:ahousing@planning.nyc.gov).

Matter in underline is new, to be added;  
Matter in ~~strikeout~~ is to be deleted;  
Matter with # # is defined in Section 12-10;  
\* \* \* indicates where unchanged text appears in the Zoning Resolution

## Article II – Residence District Regulations

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

#### Off-street Parking Regulations

##### 25-00 GENERAL PURPOSES AND DEFINITIONS

\* \* \*

##### 25-02 Applicability

\* \* \*

##### 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#. In all districts, the regulations of this Chapter applicable to #community facility uses# shall not apply to #non-profit hospital staff dwellings#. In lieu thereof, the regulations applicable to #residences# shall apply, as follows:~~

- (a) the regulations of an R5 District shall apply to #non-profit hospital staff dwellings# located in R1, R2 and R3 Districts;
- (b) the regulations of an R6 District shall apply to #non-profit hospital staff dwellings# located in R4 and R5 Districts; and
- (c) the regulations of an R10 District shall apply to #non-profit hospital staff dwellings# located in R6 through R10 Districts.

Commented [DCP1]: Consolidating applicable requirements for "non-profit hospital staff dwellings" to make requirements easier to find.

\* \* \*

**25-025**

**Applicability of regulations to Quality Housing**

On any #zoning lot# containing #residences# in R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X Districts or their #commercial# equivalents, and on any #zoning lot# in other districts containing a #Quality Housing building#, all #accessory# off-street parking spaces shall comply with the provisions of Section ~~28-50~~ 28-40 (PARKING FOR QUALITY HOUSING).

**Commented [DCP2]:** Updating cross reference to reflect reorganization in Article II, Chapter 8.

\* \* \*

**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, or #income-restricted housing units# as defined in Section 12-10 (DEFINITIONS).

**Commented [DCP3]:** Clarifying applicability of this provision to affordable housing units.

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#.

\* \* \*

**25-10**

**PERMITTED ACCESSORY OFF-STREET PARKING SPACES**

\* \* \*

**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 #buildings# containing #residences# 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).

**Commented [DCP4]:** Removing obsolete term.

~~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#:~~

**Commented [DCP5]:** Relocating requirements to 25-021.

**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

**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#.

Commented [DCP6]: Removing obsolete term.

\* \* \*

**25-20  
REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR RESIDENCES**

**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 #dwelling units# or #rooming units# created 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 #dwelling unit# or #rooming unit#.

Commented [DCP7]: Removing obsolete term.

- 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 Income-Restricted Housing Units or Affordable Independent Residences for Seniors ~~Public Housing or Housing for Elderly~~)
- Section 25-28 (Special Provisions for Zoning Lots Divided by District Boundaries)

Commented [DCP8]: Updating section title.

For #dwelling units# or #rooming units# constructed pursuant to the zoning regulations in effect after July 20, 1950, and prior to December 15, 1961, off-street parking spaces #accessory# to such #dwelling units# or #rooming units# cannot be removed if such spaces were required by such zoning regulations, unless such spaces would not be required pursuant to the applicable zoning regulations currently in effect.

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

Commented [DCP9]: Removing obsolete term.

For the purposes of calculating the number of required parking spaces for any #building# containing #residences#, 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.

**25-211  
Application of requirements to conversions and certain enlargements**

\* \* \*

R1 R2 R3 R4 R5 R6 R7-1 R7A R7B R7D R7X

- (c) In the districts indicated, the requirements of Section 25-21 (General Provisions) shall not apply to #dwelling units# ~~or #rooming units#~~ created by the change of non-#residential uses# to #residential uses# on #zoning lots# with less than 5,000 square feet of #lot area#.

R7-2 R8 R9 R10

- (d) In the districts indicated, no #accessory# off-street parking is required for the creation of additional #dwelling units# ~~or #rooming units#~~ within existing #buildings#.

Commented [DCP10]: Removing obsolete term.

**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

\* \* \*

**25-23**

**Requirements Where Group Parking Facilities Are Provided**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, where #group parking facilities# are provided, for all new #residences#, #accessory# off-street parking spaces shall be provided for at least that percentage of the total number of #residences# set forth in the following table. Such spaces shall be kept available to the residents of the #building#, 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**

Commented [DCP11]: Removing section as requirements are consolidated in 25-021.

Commented [DCP12]: Reversing order of table for greater clarity.

Percent of Total #Residences#	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

District	Percent of Total #Residences#
<u>R1 R2 R3 R4A R4-1</u>	<u>100<sup>1</sup></u>
<u>R4 R4B R5A</u>	<u>100</u>
<u>R5</u>	<u>85</u>
<u>R6</u>	<u>70<sup>2</sup></u>
<u>R5B R5D</u>	<u>66</u>
<u>R7-1</u>	<u>60<sup>2</sup></u>
<u>R6A R6B R7-2 R7A R7B R7D R7X R8B<sup>3</sup></u>	<u>50<sup>2</sup></u>
<u>R8 R9 R10</u>	<u>40</u>

- 1 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#
- 2 In R6 or R7 Districts for #residences# created pursuant to the Quality Housing Program, #accessory# off-street parking spaces shall be provided for at least 50 percent of the total number of such #residences#
- 3 In the borough of Brooklyn, R8B Districts are subject to the parking requirements applicable in R8 Districts

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 #Residences#</u>	<u>District</u>
66	R4 R5

  

<u>District</u>	<u>Percent of Total #Residences#</u>
R4 R5	66

Commented [DCP13]: Reversing order of table below for greater clarity.

**25-231**

**Modification of requirements to facilitate affordable housing**

Within the #Transit Zone#, the Board of Standards and Appeals may permit a reduction in the requirements set forth in Section 25-23 in accordance with the provisions of Section 73-433 (Reduction of parking spaces to facilitate affordable housing).

Commented [DCP14]: Adding section noting the applicability of a new BSA special permit in Article 7, Chapter 3.



**Modification of Requirements for Small Zoning Lots**

\* \* \*

**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**

Commented [DCP15]: Reversing order of table for greater clarity.

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

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

square feet

R8<sup>2</sup> R9 R10

20

- 1 Within #lower density growth management areas# in Community District 10, Borough of the Bronx
- 2 In R8B Districts, the parking requirements may not be reduced.

\* \* \*

**25-25**

**Modification of Requirements for Income-Restricted Housing Units or Affordable Independent Residences for Seniors ~~Public, Publicly Assisted and Government Assisted Housing or for Non-profit Residences for the Elderly~~**

The requirements set forth in Section 25-23 (Requirements Where Group Parking Facilities Are Provided) shall be modified for #income-restricted housing units#, as defined in Section 12-10 (DEFINITIONS), and further modified where such #income-restricted housing units# are located in an #affordable independent residence for seniors#, in accordance with the provisions of this Section, inclusive. For the purposes of this Section, not more than one #dwelling unit# reserved for occupancy by a superintendent in a #building# otherwise comprised of #income-restricted housing units# shall also be considered an #income-restricted housing unit#.

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 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 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 that are reserved for low income tenants for a period of not less than 40 years at rentals equivalent to

**Commented [DCP16]:** Updating parking provisions in this section for "affordable independent residences for seniors" and "income-restricted housing units."  
 Also, removing provisions below that refer to obsolete government programs.

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 in R6 or R7-1 Districts which are #Quality Housing buildings#, 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)

**25-251**

**Income-restricted housing units**

Regulations applicable to #income-restricted housing units#, except where such units are located in an #affordable independent residence for seniors#, are set forth in this Section.

Within the #Transit Zone# no #accessory# off-street parking spaces shall be required for #income-restricted housing units# developed after (date of enactment). Existing required or permitted accessory off-street parking spaces for #income-restricted housing units# existing prior to (date of enactment) shall continue to be subject to the applicable zoning district regulations in effect prior to (date of enactment), except that the Board of Standards and Appeals may waive or modify such requirements in accordance with the provisions of Section 73-434 (Reduction of existing parking spaces for income-restricted housing units).

Outside the #Transit Zone#, #accessory# off-street parking spaces shall be provided for at least that percentage of the total number of #income-restricted housing units# as set forth in the following table:

District	Parking requirement per
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Commented [DCP17]: Updating parking requirements for "income-restricted housing units," except for those that are in "affordable independent residence for seniors" whose requirements are included in 25-252. Different parking requirements would apply inside and outside the "Transit Zone."

	<u>#income-restricted housing unit# (Percent)</u>
<u>R3-2 R4</u>	<u>50.0</u>
<u>R5 R5B</u>	<u>42.5</u>
<u>R5D</u>	<u>35.0</u>
<u>R6 R7B</u>	<u>25.0</u>
<u>R7-1 R7-2 R7A R7D R7X R8B<sup>1</sup></u>	<u>15.0</u>
<u>R8 R8A R8X R9 R10</u>	<u>12.0</u>

<sup>1</sup>In the Borough of Brooklyn, R8B Districts are subject to the parking requirements applicable in R8 Districts

**25-252**

**Affordable Independent Residences for Seniors**

Within the #Transit Zone# no #accessory# off-street parking spaces shall be required for #income-restricted housing units# in an #affordable independent residence for seniors#. Outside the #Transit Zone#, #accessory# off-street parking spaces shall be provided for at least ten percent of the total number of #dwelling units# in an #affordable independent residence for seniors# developed after (date of enactment).

Existing required or permitted accessory off-street parking spaces for #income-restricted housing units# in #affordable independent residences for seniors# outside of the #Transit Zone# existing prior to (date of enactment) shall continue to be subject to the applicable zoning district regulations in effect prior to (date of enactment), except that the Board of Standards and Appeals may waive or modify such requirements in accordance with the provisions of Section 73-435 (Reduction of existing parking for affordable residences for seniors).

**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

**Commented [DCP18]:** Updating parking requirements for "affordable independent residences for seniors." Different requirements would apply inside and outside the "Transit Zone."

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#.~~

**Commented [DCP19]:** Updating provision to allow waiver of parking spaces for "affordable independent residences for seniors" with a small number of required parking spaces. Given there are no parking proposed parking requirements in the "Transit Zone" for this use, applicability is limited to areas outside the "Transit Zone."

However, the following provisions shall apply:

- (a) 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; and
- (b) in R6 and R7 Districts in #lower density growth management areas# in Community District 10 in the Borough of the Bronx, the provisions of this Section, inclusive, shall only apply to #zoning lots# existing both on March 25, 2003, and on the date of application for a building permit.

**25-261  
For developments or enlargements**

R4B R5B R5D R6 R7 R8 R9 R10

For #developments# in R4B and R5B Districts, and for #developments# and #dwelling units# within #enlarged# portions of #buildings# in R5D, R6, R7, R8 R9 and R10 Districts, the maximum number of #accessory# off-street parking spaces for which requirements are waived is set forth in the following table:

**Commented [DCP20]:** Reversing order of table for greater clarity.

<u>Maximum number of spaces waived</u>	<u>District</u>
1	R4B R5B R5D
5	R6 R7-1 R7B
15	R7-2 R7A R7D R7X R8 R9 R10
<hr/>	
<u>District</u>	<u>Maximum number of spaces waived</u>
R4B R5B R5D	1
R6 R7-1 R7B	5

\* \* \*

25-30

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

25-31

**General Provisions**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

\* \* \*

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:

\* \* \*

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

Commented [DCP21]: Updating terms.

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

\* \* \*

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:

Commented [DCP22]: Reversing order of table for greater clarity.

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

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

\* \* \*

**25-50  
RESTRICTIONS ON LOCATION OF ACCESSORY OFF-STREET PARKING SPACES**

\* \* \*

**25-52  
Off-Site Spaces for Residences**

\* \* \*

**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#.

Commented [DCP23]: Reversing order of table for greater clarity.

<u>Maximum Distance from Zoning Lot</u>	<u>District</u>
600 feet	R3 R4 R5 R6 R7-1 R7B
1,000 feet	R7-2 R7A R7D R7X R8 R9 R10

  

<u>District</u>	<u>Maximum Distance from Zoning Lot</u>
R3 R4 R5 R6 R7-1 R7B	600 feet
R7-2 R7A R7D R7X R8 R9 R10	1,000 feet

25-80  
**BICYCLE PARKING**

\* \* \*

\* \* \*

25-81  
**Required Bicycle Parking Spaces**

25-811  
**Enclosed bicycle parking spaces**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

\* \* \*

REQUIRED BICYCLE PARKING SPACES FOR RESIDENTIAL OR  
COMMUNITY FACILITY USES

Type of #Use#	Bicycle Parking Spaces Required in Relation to Specified Unit of Measurement
<hr/>	
FOR RESIDENTIAL USES	
Use Group 1	None required
Use Group 2	1 per 2 #dwelling units#
<del>#Affordable independent residences for seniors#</del>	1 per 10,000 square feet of #floor area#
<del>#Non-profit residences for the elderly# or #dwelling units# for the elderly as specified in Section 25-25(d)</del>	

Commented [DCP24]: Updating term.

\* \* \*

**25-85  
Floor Area Exemption**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

\* \* \*

MAXIMUM BICYCLE PARKING SPACES  
EXCLUDED FROM FLOOR AREA

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

FOR RESIDENTIAL USES

#Affordable independent residences for seniors#

1 per 2,000 square feet of #floor area#

#Non-profit residences for the elderly# or #dwelling units# for the elderly as specified in Section 25-25(d)

Commented [DCP25]: Updating term.

\* \* \*

END