

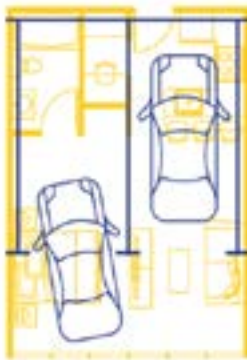
city of yes for housing opportunity



Lift Costly Parking Mandates

City of Yes for Housing Opportunity is a zoning text amendment that tackles our housing shortage by making it possible to build a little more housing in every neighborhood. Together, we can make our city more affordable without dramatic changes in any one community.

An important change is adjusting parking mandates to make it easier to build housing, especially in areas with good transit access.



Parking mandates means less housing & higher costs

For decades, NYC required new housing to include parking even where it's not needed. This reduced housing production and drove up housing costs. City of Yes has rolled back parking mandates via a 3-tier system:

- Inner Transit Zone: no parking mandates
- Outer Transit Zone: reduced parking mandates
- Beyond the Greater Transit Zone: mandates largely remain

Certain exemptions exist for ADUs, conversions, affordable housing, transit-oriented and town center developments.

How parking requirements work

City of Yes changed how many parking spaces a new building is required to provide.

For example, before City of Yes, a building in an R6 zoning district was required to provide parking spaces for 50% of units, regardless of how close the building was to transit. Now, a building in an R6 district would not have to provide parking at all if it is in the Inner Transit Zone, would have to provide parking for 25% of units if it is in the Outer Transit Zone and 50% of units only if it is beyond the Greater Transit Zone. *Waivers are also available for when this requirement results in few parking spaces.*

Zoning preserves the option to add parking in new buildings. City of Yes did not add new parking maximums, and we expect that parking will continue to be built where demand calls for it. Removing existing parking requires a discretionary action.

History

City of Yes for Housing Opportunity began public review in April 2024. Community boards and borough presidents provided input and the City Planning Commission voted to approve the proposal in September. The City Council adopted the text amendment, including modifications responsive to public feedback, in December 2024.

Learn more, get involved



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