



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

73-451 - For residences

File generated by <https://zr.planning.nyc.gov> on 1/31/2026

73-451 - For residences

LAST AMENDED

2/2/2011

The Board of Standards and Appeals may permit off-site spaces #accessory# to #residences# or to #non-profit hospital staff dwellings# to be located in any district except an R1 or R2 District, or at a greater distance from the #zoning lot# than the maximum distance specified in the applicable district regulations, provided that the following special findings are made:

- (a) that the required #accessory# on-street parking spaces cannot reasonably be provided on the #zoning lot# because of physical conditions including irregularity, narrowness or shallowness of lot size or shape, or exceptional topographical or other physical conditions;
- (b) that within the maximum permitted radius for off-site parking or within a district other than a #Residence District#, there is substantial difficulty in obtaining a site of sufficient size to accommodate the required #accessory# off-street parking spaces because such sites are occupied by substantial improvements;
- (c) that where such spaces are located at a greater distance from the #zoning lot# than the maximum distance permitted by the district regulations, such distance is not greater than as shown in the following table for the specified districts; and

Maximum Distance (in feet)	Districts
----------------------------	-----------

1,200

R3 R4 R5 R6 R7-1 R7B

**C1-1 C1-2 C1-3 C2-1 C2-2 C2-3 C3 C4-1
C4-2 C4-3**

1,500

R7-2 R7-3 R7A R7X R8 R9 R10

**C1-4 C1-5 C1-6 C1-7 C1-8 C1-9 C2-4 C2-5
C2-6 C2-7 C2-8**

C4-4 C4-5 C4-6 C4-7 C5 C6

(d) that where such off-site spaces are located in a #Residence District#, they are so located as not to impair the essential character or the future use or development of the nearby residential neighborhood.