Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

86-43 - Modification of Parking Requirement Waivers

File generated by https://zr.planning.nyc.gov on 11/5/2026

86-43 - Modification of Parking Requirement Waivers

LAST AMENDED
12/5/2024

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

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

The provisions of Section 36-23 (Waiver of Requirements for Spaces Below Minimum Number) shall apply only to #zoning lots# existing both on March 24, 2009, and on the date of application for a building permit.