



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

86-43 - Modification of Parking Requirement Waivers

File generated by <https://zr.planning.nyc.gov> on 12/28/2025

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.