



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

25-221 - General provisions

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LAST AMENDED

12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

In the districts indicated, within the #Outer Transit Zone#, #accessory# off-street parking spaces shall be required for #dwelling units# created as part of a #development# or #enlargement# for which a temporary or final certificate of occupancy was issued after December 5, 2024, in accordance with the provisions of Section 25-222. No #accessory# off-street parking spaces shall be required for #rooming units# created as part of a #development# or #enlargement# after March 22, 2016.

For #dwelling units# constructed pursuant to the zoning regulations in effect after July 20, 1950, and prior to December 5, 2024, off-street parking spaces #accessory# to such #dwelling 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, as well as those in effect prior to December 5, 2024; or unless such spaces would not be required pursuant to the applicable zoning regulations established pursuant to an amendment to the applicable zoning regulations effectuated after December 5, 2024.

For #rooming units# constructed pursuant to the zoning regulations in effect after July 20, 1950, and prior to March 22, 2016, the applicable zoning regulations in effect prior to March 22, 2016 shall continue to apply. For the purposes of applying such provisions to #rooming units#, three #rooming units# shall be considered the equivalent of one #dwelling unit#.

The number of parking spaces required pursuant to Section [25-22](#), inclusive, may only be reduced or eliminated pursuant to the provisions of pursuant to the provisions of Section [73-432](#) (Reduction of existing parking spaces for qualifying affordable housing) or Section [73-432](#) (Reduction of existing parking spaces for qualifying affordable housing) or Section [74-52](#) (Special Permit to Remove Required Parking).