



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

25-222 - Requirements for developments or enlargements in the Outer Transit Zone

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LAST AMENDED

12/5/2024

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

In the districts indicated, within the #Outer Transit Zone#, for #dwelling units# created as part of a #development# or #enlargement# after December 5, 2024, the number of required #accessory# off-street parking spaces shall be determined by multiplying the number of #dwelling units# by the applicable parking requirement set forth for the applicable district in Columns A or B of the table below. However, where the calculation results in a number of parking spaces less than or equal to the number in Column C, no parking spaces shall be required for #residences# on the #zoning lot#.

| REQUIREMENTS FOR DWELLING UNITS | | | |
|---------------------------------|---|--|---------------------------------|
| District | Requirement | | Waiver |
| | Column A | Column B | Column |
| | Parking requirement per standard #dwelling unit# (in percent) | Parking requirement per #dwelling unit# that is an #ancillary dwelling unit#, #qualifying senior housing# or an income-restricted unit in #qualifying affordable housing# (in percent) | Maximum wa spaces) ¹ |

| | | | |
|----------------------------------|-----|---|----------------|
| R1 R2 | 100 | 0 | 0 |
| R3-1 R3A R3X R4-1 R4A R4B R5A | 50 | 0 | 0 ³ |
| R3-2 R4 | 35 | 0 | 5 |
| R5 | 35 | 0 | 10 |
| R5B R5D | 25 | 0 | 10 |
| R6 R7-1 R7-2 | 25 | 0 | 15 |
| R7A R7B | 15 | 0 | 15 |
| R7-3 R7D R7X | 15 | 0 | 25 |
| R8 | 12 | 0 | 30 |
| R9 | 12 | 0 | 40 |
| R10 | 12 | 0 | 50 |
| R11 | 12 | 0 | 60 |
| R12 | 12 | 0 | 75 |

1 For #qualifying residential sites# in R1 through R5 Districts, #accessory# off-street parking spaces shall be waived where the number of #dwelling units# is 75 or less.

2 For #zoning lots# in R7-2, R7-3, R8, R9, R10, R11 or R12 Districts, the parking requirements shall be waived where the #lot area# is 10,000 square feet or less.

3 For #zoning lots# existing on December 5, 2024 where the #lot width# is 25 feet or less, no parking shall be required. In addition, irrespective of the #lot width# of the #zoning lot#, in R4B Districts, one #accessory# off-street parking space may be waived.

No spaces shall be required on any #zoning lot# where there is no way to arrange the required spaces with access to the #street# to conform to the provisions of Section [25-63](#) (Location of Access to the Street).