



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# **25-02 - Applicability**

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## 25-02 - Applicability

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LAST AMENDED  
4/22/2009

Except as otherwise provided in this Section, the regulations of this Chapter on permitted or required #accessory# off-street parking spaces and #accessory# bicycle parking spaces apply to #residences#, #community facility# #uses# or #commercial# #uses#, as set forth in the provisions of the various Sections.

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## 25-021 - Applicability of regulations to non-profit hospital staff dwellings

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LAST AMENDED  
3/22/2016

In all districts, the regulations of this Chapter applicable to #community facility# #uses# shall not apply to #non-profit hospital staff dwellings#. In lieu thereof, the regulations applicable to #residences# shall apply, as follows:

- (a) the regulations of an R5 District shall apply to #non-profit hospital staff dwellings# located in R1, R2 and R3 Districts;
- (b) the regulations of an R6 District shall apply to #non-profit hospital staff dwellings# located in R4 and R5 Districts; and
- (c) the regulations of an R10 District shall apply to #non-profit hospital staff dwellings# located in R6 through R10 Districts.

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## 25-022 - Applicability of regulations to zoning lots in predominantly built-up areas

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LAST AMENDED  
2/2/2011

Off-street parking in #predominantly built-up areas# shall be provided as set forth in Section [25-23](#).

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## 25-023 - Applicability of regulations in the Manhattan Core and Long Island City area

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LAST AMENDED  
5/8/2013

Special regulations governing #accessory# off-street parking and loading in the #Manhattan Core# are set forth in Article I, Chapter 3, and special regulations governing #accessory# off-street parking in the #Long Island City area#, as defined in Section [16-02](#) (Definitions), are set forth in Article I, Chapter 6.

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## 25-025 - Applicability of regulations to Quality Housing

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LAST AMENDED  
3/22/2016

On any #zoning lot# containing #residences# in R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X Districts or their #commercial# equivalents, and on any #zoning lot# in other districts containing a #Quality Housing building#, all #accessory# off-street parking spaces shall comply with the provisions of Section [28-40](#) (PARKING FOR QUALITY HOUSING).

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## 25-026 - Applicability of regulations in R7-3 Districts

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LAST AMENDED

4/18/2024

R7-3 Districts shall be governed by the #accessory# off-street parking regulations of an R7-2 District.

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## 25-027 - Applicability of regulations in Community District 14, Queens

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LAST AMENDED

3/22/2016

In Community District 14 in the Borough of Queens, R6 and R7 Districts shall be subject to the #accessory# off-street parking regulations of an R5 District, except that such requirement shall not apply to any #development# located within an urban renewal area established prior to August 14, 2008, or to #income-restricted housing units# as defined in Section [12-10](#) (DEFINITIONS).

For the purposes of this Section, the #floor area# of a #building# shall not include floor space used for #accessory# off-street parking spaces provided on any #story# located below 33 feet above the #base plane#.

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## 25-028 - Applicability of regulations to certain community facility uses in lower density growth management areas

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LAST AMENDED

6/6/2024

- (a) In #lower density growth management areas# other than R6 and R7 Districts in Community District 10, Borough of the Bronx, all #zoning lots# containing #buildings# with the following #uses# shall be subject to the provisions of paragraph (b) of this Section:
- (1) ambulatory diagnostic or treatment health care facilities listed under Use Group III(B), except where such #zoning lot# contains #buildings# used for hospitals, as defined in the New York State Hospital Code, or #long-term care facilities#; or
  - (2) child care services as listed under the definition of #school# in Section [12-10](#) (DEFINITIONS), except where such #zoning lot# contains #buildings# used for houses of worship or, for #zoning lots# that do not contain #buildings# used for houses of worship, where the amount of #floor area# used for child care services is equal to 25 percent or less of the amount of #floor area# permitted for #community facility# #use# on the #zoning lot#.
- (b) All #zoning lots# that meet the conditions of paragraph (a) of this Section shall comply with the provisions of Section [25-624](#) (Special parking regulations for certain community facility uses in lower density growth management areas) in lieu of the following provisions:
- (1) the parking location provisions of Sections [25-622](#) (Location of parking spaces in lower density growth management areas) and [25-623](#) (Maneuverability standards);
  - (2) the driveway and curb cut provisions of Sections [25-632](#) (Driveway and curb cut regulations in lower density growth management areas) and [25-634](#) (Curb cut regulations for community facilities);
  - (3) the open space provisions of Section [25-64](#) (Restrictions on Use of Open Space for Parking); and

(4) the screening provisions of Section [25-66](#) (Screening).

In addition, where the #uses# listed in paragraphs (a)(1) and (a)(2) of this Section result from a change of #use#, the provisions of Section [25-31](#) (General Provisions) shall be modified to require #accessory# off-street parking spaces for such #uses#. However, the requirements of Sections [25-31](#) and [25-624](#) may be modified for #zoning lots# containing #buildings# with such changes of #use# where the Chairperson of the City Planning Commission certifies to the Commissioner of Buildings that such modifications are necessary due to the location of existing #buildings# on the #zoning lot#, and such requirements have been complied with to the maximum extent feasible.

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## **25-029 - Applicability of regulations in flood zones**

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LAST AMENDED  
10/10/2013

Special regulations applying in the #flood zone# are set forth in Article VI, Chapter 4.