



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

25-24 - Modification of Requirements for Small Zoning Lots

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25-24 - Modification of Requirements for Small Zoning Lots

LAST AMENDED
12/15/1961

R6 R7 R8 R9 R10

In the districts indicated, for small #zoning lots#, the requirements set forth in Section [25-23](#) (Requirements Where Group Parking Facilities Are Provided) shall be modified in accordance with the provisions of this Section.

25-241 - Reduced requirements

LAST AMENDED
3/25/2010

R6 R7 R8 R9 R10

In the districts indicated, for #zoning lots# of 10,000 or 15,000 square feet or less, the number of required #accessory# off-street parking spaces is as set forth in the following table:

REDUCED REQUIREMENTS FOR

SMALL ZONING LOTS

District	#Lot Area#	Parking Spaces Required as a Percent of Total #Dwelling Units#
R6 R7-1* R7B	10,000 square feet or less	50
R7-1 R7A R7D R7X		30
R7-2	10,001 to 15,000 square feet	30
R8** R9 R10		20

* Within #lower density growth management areas# in Community District 10, Borough of the Bronx

** In R8B Districts, the parking requirements may not be reduced.

25-242 - Waiver of requirements for small zoning lots in high bulk districts

LAST AMENDED
8/14/1987

R7-2 R8 R9 R10

In the districts indicated, the requirements set forth in Section [25-23](#) (Requirements where Group Parking Facilities Are Provided) shall be waived for #zoning lots# of 10,000 square feet or less, except in R8B Districts.

25-243 - Waiver of requirements for narrow zoning lots in certain districts

LAST AMENDED

6/29/1989

R3A R4-1

In the districts indicated, the requirements set forth in Section [25-22](#) (Requirements Where Individual Parking Facilities Are Provided) shall be waived for a #single-family residence# on an #interior lot# that has a width along a #street# less than 25 feet.