



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# **36-34 - Modification of Requirements for Small Zoning Lots**

File generated by <https://zr.planning.nyc.gov> on 10/3/2023

---

## 36-34 - Modification of Requirements for Small Zoning Lots

---

LAST AMENDED

2/9/1994

C1 C2 C4-2 C4-3 C4-4 C4-5 C4-6 C4-7 C5 C6

In the districts indicated for small #zoning lots#, the requirements set forth in Section [36-33](#) (Requirements Where Group Parking Facilities Are Provided), shall be modified in accordance with the provisions set forth in this Section.

---

## 36-341 - Reduced requirements in C1 or C2 Districts governed by surrounding Residence District bulk regulations

---

LAST AMENDED

3/22/2016

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

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 determined by the #Residence District# within which such #Commercial District# is mapped, in accordance with the following table:

### REDUCED REQUIREMENTS FOR SMALL ZONING LOTS

District within which C1 or C2 District is Mapped	#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

\* In C1 or C2 Districts mapped within R7-1 Districts within #lower density growth management areas# in Community District 10, Borough of the Bronx

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

---

## 36-342 - Reduced requirements in other C1 or C2 Districts or in C4, C5 or C6 Districts

---

LAST AMENDED

3/22/2016

C1-6 C1-7 C1-8 C1-9 C2-6 C2-7 C2-8 C4-2 C4-3 C4-4 C4-5 C4-6 C4-7 C5 C6

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#
C4-2 C4-3	10,000 square feet or less	50
C1-6 C2-6 C4-4 C4-5 C6-1	10,001 to 15,000 square feet	30
C1-7 C1-8 C1-9 C2-7 C2-8 C4-6 C4-7 C5 C6-2 C6-3 C6-4 C6-5 C6-6 C6-7 C6-8 C6-9		20

---

**36-343 - Waiver of requirements in C1 or C2 Districts governed by surrounding Residence District bulk regulations**

---

LAST AMENDED  
8/14/1987

C1-4 C1-5 C2-4 C2-5

In the districts indicated, when mapped within an R7-2, R8, R9 or R10 District, the requirements set forth in Section [36-33](#) (Requirements Where Group Parking Facilities Are Provided) shall be waived for #zoning lots# of 10,000 square feet or less, except in R8B Districts.

---

**36-344 - Waiver of requirements in other C1 or C2 Districts or in C4, C5 or C6 Districts**

---

LAST AMENDED  
12/15/1961

C1-6 C1-7 C1-8 C1-9 C2-6 C2-7 C2-8 C4-4 C4-5 C4-6 C4-7 C5 C6

In the districts indicated, the requirements set forth in Section [36-33](#) (Requirements Where Group Parking Facilities Are Provided) shall be waived for #zoning lots# of 10,000 square feet or less.

---

**36-345 - Waiver of requirements for small zoning lots in certain districts in the Borough of Staten Island**

---

LAST AMENDED  
1/18/2011

C1 C2

In the districts indicated mapped within R4, R5 and R6 Districts in the Borough of Staten Island, for #zoning lots# with a #lot area# of 4,000 square feet or less, no #accessory# off-street parking spaces shall be required, provided such #zoning lot# existed both on January 18, 2011, and on the date of application for a building permit.