Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

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

File generated by https://zr.planning.nyc.gov on 10/8/2026

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

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#, 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).