



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

32-12 - Use Group II – Residences

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32-12 - Use Group II – Residences

LAST AMENDED

6/6/2024

C1 C2 C3 C4 C5 C6 C7 C8

Use Group II consists of #residences# of various types. The provisions regulating #uses# classified in this Use Group are set forth as follows:

- Section [32-121](#) (Use Group II – general use allowances) which includes the compilation of #uses# in the Use Group table;
- Section [32-122](#) (Use Group II – uses permitted with limited applicability) for additional limitations on applicability for certain #uses#, as denoted with “◆” in the Use Group table; and
- Section [32-123](#) (Use Group II – uses subject to additional conditions) for additional conditions that apply to certain #uses#, as denoted with a “P” in the Use Group table.

32-121 - Use Group II – general use allowances

LAST AMENDED

6/6/2024

The following table includes #uses# classified as Use Group II and sets forth their allowances by #Commercial District#. Notations found in the table are further described in Section [32-10](#) (USE ALLOWANCES).

USE GROUP II – RESIDENTIAL USES									
<p>● = Permitted ◆ = Permitted with limitations ○ = Special permit required – = Not permitted S = Size restriction P = Additional conditions U = Open use allowances</p>									
Uses	C1	C2	C3	C4	C5	C6	C7	C8	
Residential Uses									
#Single-family residence#	#Detached#	●	●	●	● P	●	●	–	–
	#Zero lot line#	●	●	●	● P	●	●	–	–
	#Semi-detached#	●	●	◆	● P	●	●	–	–

	Other types	•	•	◆	• P	•	•	-	-
#Two-family residence#	#Detached#	•	•	•	• P	•	•	-	-
	#Zero lot line#	•	•	•	• P	•	•	-	-
	#Semi-detached#	•	•	◆	• P	•	•	-	-
	Other types	•	•	◆	• P	•	•	-	-
All other types of #residences#, including #apartment hotels# and #affordable independent residences for seniors#		•	•	◆	• P	•	•	-	-

32-122 - Use Group II – uses permitted with limited applicability

LAST AMENDED
6/6/2024

For #uses# denoted with “◆” in Section [32-121](#) (Use Group II – general use allowances), the provisions of this Section shall apply. In C3A Districts, only #single-# or #two-family detached# or #zero lot line residences# shall be permitted.

32-123 - Use Group II – uses subject to additional conditions

LAST AMENDED
6/6/2024

For #uses# denoted with a “P” in Section [32-121](#) (Use Group II – general use allowances), the provisions of this Section shall apply. In C4 Districts, all #residential uses# shall be permitted except that in #lower density growth management areas# within the Borough of Staten Island, no #residences# shall be allowed on the following #zoning lots# in C4-1 Districts, except by special permit of the City Planning Commission in accordance with Section [74-121](#) (Residential use in C4-1 Districts in Staten Island):

- (a) any #zoning lot# where such zoning district occupies at least four acres within a block; or
- (b) any other #zoning lot# with a #lot area# greater than 20,000 square feet on December 21, 2005, or on any subsequent date.