



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

32-12 - Use Group II – Residences

File generated by <https://zr.planning.nyc.gov> on 7/16/2025

LAST AMENDED
6/6/2024

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

- ### 32-121 - Use Group II – general use allowances

LAST AMENDED
6/6/2024

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	●	●	–	–
	Other types	●	●	♦	● P	●	●	–	–

#Two-family residence#	#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
12/5/2024

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 where such zoning district occupies at least four acres within a #block#, except by special permit of the City Planning Commission in accordance with Section [74-121](#) (Residential use in C4-1 Districts in Staten Island).