Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, 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:

(a) Section 32-121 (Use Group II – general use allowances) which includes the compilation of #uses# in the Use Group table;

(b) 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

(c) 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									
? = Permitted ? = Permitted with limitations ? = Special permit required – = Not permitted S = Size restriction P = Additional conditions U = Open use allowances									
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).