

Zoning Resolution

THE CITY OF NEW YORK

CITY PLANNING COMMISSION

Eric Adams, Mayor

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:

- (a) Section <u>32-121</u> (Use Group II general use allowances) which includes the compilation of #uses# in the Use Group table;
- (b) Section <u>32-122</u> (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 <u>32-123</u> (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 <u>32-10</u> (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										
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 <u>32-121</u> (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 <u>32-121</u> (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 <u>74-121</u> (Residential use in C4-1 Districts in Staten Island).