



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

22-12 - Use Group II – Residences

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22-12 - Use Group II – Residences

LAST AMENDED

6/6/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

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 [22-121](#) (Use Group II – general use allowances) which includes the compilation of #uses# in the Use Group table;
- (b) Section [22-122](#) (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 [22-123](#) (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.

22-121 - 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 #Residence District#. Notations found in the table are further described in Section [22-10](#) (USE ALLOWANCES).

USE GROUP II – RESIDENTIAL USES											
<p>● = Permitted ◆ = Permitted with limitations ○ = Special permit required – = Not permitted S = Size restriction P = Additional conditions</p>											
Uses	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	
Residential Uses											
#Single-family residence#	#Detached#	●	●	●	●	●	●	●	●	●	●
	#Zero lot line#	–	–	◆	◆	◆	●	●	●	●	●
	#Semi-detached#	–	–	◆	◆	◆	●	●	●	●	●
	Other Types	–	–	◆	◆	◆	●	●	●	●	●

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

22-122 - Use Group II – uses permitted with limited applicability

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6/6/2024

For #uses# denoted with “◆” in Section [22-121](#) (Use Group II – general use allowances), the following limitations shall apply:

- (a) In R3 Districts, all #residential uses# shall be permitted except that:
- (1) in R3A Districts, #residential uses# shall be limited to #single-# or #two-family# #detached# #residences# and #single-# or #two-family# #zero lot line buildings#;
 - (2) in R3-1 Districts, #residential uses# shall be limited to #single-# or #two-family# #residences#, #detached# or #semi-detached#; and
 - (3) in R3X Districts, #residential uses# shall be limited to #single-# or #two-family# #detached# #residences#.
- (b) In R4 Districts, all #residential uses# shall be permitted except that:
- (1) in R4-1 Districts, #residential uses# shall be limited to #single-# or #two-family# #residences#, #detached# or #semi-detached#, or #single-# or #two-family# #zero lot line buildings#;
 - (2) in R4B Districts, #residential uses# shall be limited to #single-# or #two-family# #residences# in #detached#, #semi-detached#, #attached#, or #zero lot line buildings#; and
 - (3) in R4A Districts, #residential uses# shall be limited to #single-# or #two-family# #detached# #residences#.
- (c) In R5 Districts, all #residential uses# shall be permitted except that in R5A Districts, #residential uses# shall be limited to #single-# or #two-family# #detached# #residences#.

22-123 - Use Group II – uses subject to additional conditions

LAST AMENDED

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For #uses# denoted with a “P” in Section [22-121](#) (Use Group II – general use allowances), the following provisions shall apply:

- (a) In R3A, R3X or R4A Districts, #detached# #two-family residence# shall be designed so that at least 75 percent of the #floor area# of one #dwelling unit# is located directly above or directly below the other.
- (b) In R3-1 or R4-1 Districts, each #semi-detached# #two-family residence# shall be designed so that at least 75 percent of the #floor area# of one #dwelling unit# is located directly above or directly below the other.
- (c) The requirements of paragraph (a) or (b) may be waived pursuant to an authorization by the City Planning Commission, in accordance with Section [22-22](#) (Detached and Semi-detached Two-family Residences).