Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

22-12 - Use Group II – Residences

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22-12 - Use Group II – Residences

LAST AMENDED
12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

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; and

(b) Section 22-122 (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

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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

? = Permitted **? = Permitted with limitations** **? = Special permit required**

– = Not permitted
S = Size restriction **P = Additional conditions**

Uses		**R1**	**R2**	**R3**	**R4**	**R5**	**R6**	**R7**	**R8**	**R9**	**R10**	**R11**
Residential Uses												
#Single-family residence#	#Detached#	?	?	?	?	?	?	?	?	?	?	?
	Other Types	? P	? P	? P	? P	? P	?	?	?	?	?	?
#Two-family residence#	#Detached#	? P	? P	?	?	?	?	?	?	?	?	?
	Other Types	? P	? P	? P	? P	? P	?	?	?	?	?	?
All other types of #residences#, including #apartment hotels# and #affordable independent residences for seniors#		? P	? P	? P	? P	? P	?	?	?	?	?	?

22-122 - Use Group II – uses subject to additional conditions

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12/5/2024

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

(a) In R1 through R5 Districts, on #qualifying residential sites#, any type of #residence# shall be permitted; and

(b) In R1 through R5 Districts, for #zoning lots# that are not #qualifying residential sites#, the following limitations shall apply:

(1) in R1 and R2 Districts, #residential uses# shall be limited to #single-family# #detached# #residences#;

(2) in R3A Districts, #residential uses# shall be limited to #single-# or #two-family# #detached# #residences# and #single-# or #two-family# #zero lot line buildings#;

(3) in R3-1 Districts, #residential uses# shall be limited to #single-# or #two-family# #residences#, #detached# or #semi-detached#;

(4) in R3X, R4A and R5A Districts, #residential uses# shall be limited to #single-# or #two-family# #detached# #residences#;

(5) 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#; and

(6) in R4B Districts, #residential uses# shall be limited to #single-# or #two-family# #residences# in #detached#, #semi-detached#, #attached#, or #zero lot line buildings#.

No #rooming units# shall be permitted on #zoning lots# where #residences# are limited to #single-# or #two-family residences#.