



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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LAST AMENDED
12/5/2024

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.

LAST AMENDED
12/5/2024

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</p> <p>– = Not permitted</p> <p>S = Size restriction P = Additional conditions</p>													
Uses	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	
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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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#.