

## **Zoning Resolution**

THE CITY OF NEW YORK

CITY PLANNING COMMISSION

Eric Adams, Mayor

Daniel R. Garodnick, Chair

# 22-12 - Use Group II - Residences

File generated by https://zr.planning.nyc.gov on 11/29/2025

## 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

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  |                |        |        |        |        |        |    |    |    |    |     |     |     |
|----------------------------------|----------------|--------|--------|--------|--------|--------|----|----|----|----|-----|-----|-----|
| ● = Permitted                    |                |        |        |        |        |        |    |    |    |    |     |     |     |
| Uses                             |                | R1     | R2     | R3     | R4     | R5     | R6 | R7 | R8 | R9 | R10 | R11 | R12 |
| Residential Uses                 |                |        |        |        |        |        |    |    |    |    |     |     |     |
| #Single-<br>family<br>residence# | #Detached#     | •      | •      | •      | •      | •      | •  | •  | •  | •  | •   | •   | •   |
|                                  | Other<br>Types | •<br>P | •<br>P | •<br>P | •<br>P | •<br>P | •  | •  | •  | •  | •   | •   | •   |
|                                  | #Detached#     | •<br>P | •<br>P | •      | •      | •      | •  | •  | •  | •  | •   | •   | •   |
| #Two-<br>family<br>residence#    |                |        |        | ·      |        | ·      |    |    |    |    |     |     |     |

|   | Other<br>Types | •<br>P | •<br>P | •<br>P | •<br>P | •<br>P | • | • | • | • | • | • | • |
|---|----------------|--------|--------|--------|--------|--------|---|---|---|---|---|---|---|
| All other types of #residences#, including #apartment hotels# and #affordable independent residences for seniors# |                | P      | •<br>P | P      | •<br>P | •<br>P | • | • | • | • | • | • | • |

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

LAST AMENDED 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#.