



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

22-22 - Detached and Semi-detached Two-family Residences

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22-22 - Detached and Semi-detached Two-family Residences

LAST AMENDED

6/6/2024

The City Planning Commission may, upon application, authorize the waiver of requirements for #detached# #two-family# #residences# in R3A, R3X or R4A Districts, as set forth in paragraphs (a) of Section [22-123](#) (Use Group II – uses subject to additional conditions) or #semi-detached# #two-family# #residences# in R3-1 or R4-1 Districts, as set forth in paragraph (b) of Section [22-123](#) provided that:

- (a) the #development# is compatible with the scale and character of the surrounding area; and
- (b) in R3A, R3X or R4A Districts, the design does not give the appearance of a #semi-detached# #building#; or
- (c) in R3-1 or R4-1 Districts, the design does not give the appearance of an #attached# #building#; and each #dwelling unit# has a perimeter wall with windows facing a #side yard#.

Applications for authorizations shall be referred to the affected Community Board for a period of at least 30 days for comment. The City Planning Commission shall grant in whole or in part or deny the application within 60 days of the completion of the Community Board review period.