Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

21-10 - PURPOSES OF SPECIFIC RESIDENCE DISTRICTS

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21-10 - PURPOSES OF SPECIFIC RESIDENCE DISTRICTS

LAST AMENDED
12/15/1961

21-11 - R1 and R2 — Single-Family Detached Residence Districts

LAST AMENDED
12/5/2024

These districts are designed to provide a suitable open character for single-family detached dwellings at low densities, as well as all types of residences in appropriate locations. These districts also include community facilities and open uses that serve the residents of these districts or benefit from an open residential environment.

21-12 - R3A, R3X and R4A — Detached Residence Districts

LAST AMENDED
12/5/2024

These districts are designed to provide for single- or two-family detached dwellings on zoning lots of specified lot widths, as well as all types of residences in appropriate locations. R3A Districts also permit zero lot line buildings. These districts also include community facilities and open uses that serve the residents of these districts or benefit from a residential environment.

21-13 - R3-1 and R4-1 — Detached and Semi-Detached Residence Districts

LAST AMENDED
12/5/2024

These districts are designed to provide for single- or two-family detached or semi-detached dwellings, as well as all types of residences in appropriate locations. R4-1 Districts also permit zero lot line buildings. These districts also include community facilities and open uses that serve the residents of these districts or benefit from a residential environment.

21-14 - R3-2, R4, R4B, R5, R6, R7, R8, R9, R10, R11 and R12 — General Residence Districts

LAST AMENDED
12/5/2024

These districts are designed to provide for all types of residential buildings, in order to permit a broad range of housing types, with appropriate standards for each district on density, open space, and spacing of buildings. However, R4B Districts are limited to single- or two-family dwellings, , as well as all types of residences in appropriate locations. The various districts are mapped in relation to a desirable future residential density pattern, with emphasis on accessibility to transportation facilities and to various community facilities, and upon the character of existing development. These districts also include community facilities and open uses which serve the residents of these districts or benefit from a residential environment.

R11, R11A and R12 Districts may only be mapped in Mandatory Inclusionary Housing areas.

Unless otherwise specified, the regulations applicable to R10 Districts shall apply to R10H Districts.