



## **Zoning Resolution**

**THE CITY OF NEW YORK**  
**Zohran K. Mamdani, Mayor**

**CITY PLANNING COMMISSION**  
**Sideya Sherman, Chair**

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

File generated by <https://zr.planning.nyc.gov> on 4/7/2026

---

## **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.