



## **Zoning Resolution**

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

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

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

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

---

## **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.