



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

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

File generated by <https://zr.planning.nyc.gov> on 8/26/2025

---

## **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.

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