Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

137-21 - Residential Use

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LAST AMENDED
12/5/2024

In #Special Coastal Risk Districts#, #residential uses# shall be permitted as follows:

(a) In #Special Coastal Risk Districts# 1 and 3, #residential uses# shall be limited to #single-family# #detached residences#.

(b) In #Special Coastal Risk District# 2, #residential uses# shall be limited to #single-# or #two-family# #detached residences#.

(c) In #Special Coastal Risk District# 4, #residential uses# shall be permitted as follows:

(1) for #zoning lots# with a #lot area# of less than 3,000 square feet, #residential uses# shall be limited to #detached# or #semi-detached# #single-family residences#; and

(2) for #zoning lots# with a #lot area# of 3,000 square feet or more, #residential uses# shall be limited to #detached# or #semi-detached# #single-# or #two-family residences#.

(d) In #Special Coastal Risk District# 5, #residential uses# shall be permitted as follows:

(1) in R3A and C3A Districts, #residential uses# shall be limited to #single-family detached residences#; and

(2) in R4-1 Districts:

(i) for #zoning lots# with a #lot width# of less than 25 feet, #residential uses# shall be limited to #single-family detached residences#; and

(ii) for #zoning lots# with a #lot width# of 25 feet or more, #residential uses# shall be limited to #single-# or #two-family detached residences#.

(e) In all #Special Coastal Risk Districts#, there shall be no #qualifying residential sites#, #qualifying senior housing# or #ancillary dwelling units#.

The inclusion of #accessory# #residential uses# shall not be precluded by the provisions of this Section.