



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

32-121 - Use Group II – general use allowances

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LAST AMENDED

6/6/2024

The following table includes #uses# classified as Use Group II and sets forth their allowances by #Commercial District#. Notations found in the table are further described in Section [32-10](#) (USE ALLOWANCES).

| USE GROUP II – RESIDENTIAL USES | | | | | | | | | |
|--|-----------------|----|----|----|--------|----|----|----|---|
| <p>● = Permitted ♦ = Permitted with limitations ○ = Special permit required – = Not permitted S = Size restriction P = Additional conditions U = Open use allowances</p> | | | | | | | | | |
| Uses | C1 | C2 | C3 | C4 | C5 | C6 | C7 | C8 | |
| Residential Uses | | | | | | | | | |
| #Single-family residence# | #Detached# | ● | ● | ● | ● P | ● | ● | – | – |
| | #Zero lot line# | ● | ● | ● | ● P | ● | ● | – | – |
| | #Semi-detached# | ● | ● | ♦ | ● P | ● | ● | – | – |
| | Other types | ● | ● | ♦ | ● P | ● | ● | – | – |
| #Two-family residence# | #Detached# | ● | ● | ● | ● P | ● | ● | – | – |
| | #Zero lot line# | ● | ● | ● | ● P | ● | ● | – | – |
| | #Semi-detached# | ● | ● | ♦ | ● P | ● | ● | – | – |
| | Other types | ● | ● | ♦ | ● P | ● | ● | – | – |

| | | | | | | | | |
|---|---|---|---|--------|---|---|---|---|
| All other types of #residences#, including #apartment hotels# and #affordable independent residences for seniors# | • | • | ◆ | • P | • | • | - | - |
|---|---|---|---|--------|---|---|---|---|