



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

32-121 - Use Group II – general use allowances

File generated by <https://zr.planning.nyc.gov> on 2/14/2026

32-121 - Use Group II – general use allowances

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									
<div>? = Permitted ? = Permitted with limitations ? = Special permit required – = Not permitted S = Size restriction P = Additional conditions U = Open use allowances</div>									
Uses		C1	C2	C3	C4	C5	C6	C7	C8
Residential Uses									
#Single-family residence#	#Detached#	?	?	?	? P	?	?	–	–
	Other types	?	?	?	? P	?	?	–	–
#Two-family residence#	#Detached#	?	?	?	? P	?	?	–	–

Other types	?	?	?	? P	?	?	—	—	
All other types of #residences#, including #apartment hotels# and #affordable independent residences for seniors#	?	?	?	? P	?	?	?	—	—