



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

22-00 - GENERAL PROVISIONS

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LAST AMENDED

3/26/2014

In order to carry out the purposes and provisions of this Resolution, the #uses# of #buildings or other structures# and the open #uses# of #zoning lots#, or portions thereof, have been classified and combined into Use Groups. A brief statement is inserted at the start of each Use Group to describe and clarify the basic characteristics of that Use Group. Use Groups 1, 2, 3, 4 and 6C, including each #use# listed separately therein, are permitted in #Residence Districts# as indicated in Sections [22-11](#) through [22-15](#).

The following chart sets forth the Use Groups permitted in the #Residence Districts#.

USE GROUPS PERMITTED IN RESIDENCE DISTRICTS

Districts		Use Groups			
		Residential		Community Facilities	
		1	2	3	4
#Single-family# #detached# #residences#	R1 R2	x		x	x
#Single-# and #two-family# #detached# and #zero lot line# #residences#	R3A	x	x	x	x
#Single-# and #two-family# #detached# #residences#	R3X R4A R5A	x	x	x	x
#Single-# and #two-family# #detached# and #semi-detached# #residences#	R3-1	x	x	x	x
#Single-# and #two-family# #detached#, #semi-detached# and #zero lot line# #residences#	R4-1	x	x	x	x
#Single-# and #two-family# #residences# of all types	R4B	x	x	x	x
General #residences#*	R3-2 R4-R10	x	x	x	x

* #Zero lot line buildings# are not permitted in R3-2, R4 (except R4-1 and R4B), and R5 (except R5B and R5D) Districts

Whenever a #use# is specifically listed in a Use Group and also could be construed to be incorporated within a more inclusive #use# listing, either in the same or another Use Group, the more specific listing shall control.

The #uses# listed in the various Use Groups set forth in Sections [22-11](#) through [22-15](#), are also listed in alphabetical order in the Index of Uses in APPENDIX A for the convenience of those using this Resolution. Whenever there is any difference in meaning or implication between the text of these Use Groups and the text of the Index, the text of these Use Groups shall prevail.

Special regulations applying in the #waterfront area# are set forth in Article VI, Chapter 2.

Use Group 6C, limited to docks for ferries and water taxis, as specified in Section [22-15](#), is permitted in R6 through R10 Districts in Community District 1 in the Borough of Brooklyn.

In R10H Districts, an eating or drinking establishment, permitted pursuant to Section [72-21](#) (Findings Required for Variances), that operates a #sidewalk cafe# pursuant to the provisions of Article I, Chapter 4, may be #enlarged# into any open area that may exist between the #street wall# and the #street line#.

For the purposes of this Chapter, any #residence# and any #accessory# #building# #abutting# such #residence# on the same #zoning lot# shall be considered a single #building#.