



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

21-10 - PURPOSES OF SPECIFIC RESIDENCE DISTRICTS

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21-10 - PURPOSES OF SPECIFIC RESIDENCE DISTRICTS

LAST AMENDED
12/15/1961

21-11 - R1 and R2 – Single-Family Detached Residence Districts

LAST AMENDED
12/15/1961

These districts are designed to provide a suitable open character for single-family detached dwellings at low densities. These districts also include community facilities and open uses that serve the residents of these districts or benefit from an open residential environment.

21-12 - R2X – Single-Family Detached Residence District

LAST AMENDED
9/25/2019

This district is designed to provide for large single-family detached dwellings on narrow zoning lots. This district also includes community facilities and open uses that serve the residents of the district or benefit from a residential environment.

This district may be mapped only within the Special Ocean Parkway District as well as Community Districts 8 and 14 in the Borough of Queens.

21-13 - R3A, R3X and R4A – Detached Residence Districts

LAST AMENDED
12/5/1990

These districts are designed to provide for single- or two-family detached dwellings on zoning lots of specified lot widths. R3A Districts also permit zero lot line buildings. These districts also include community facilities and open uses that serve the residents of these districts or benefit from a residential environment.

21-14 - R3-1 and R4-1 – Detached and Semi-Detached Residence Districts

LAST AMENDED
12/5/1990

These districts are designed to provide for single- or two-family detached or semi-detached dwellings. R4-1 Districts also permit zero lot line buildings. These districts also include community facilities and open uses that serve the residents of these districts or benefit from a residential environment.

21-15 - R3-2, R4, R4B, R5, R6, R7, R8, R9 and R10 – General Residence Districts

LAST AMENDED
4/18/2024

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, and zero lot line buildings are not permitted in R3-2, R4 (except R4-1 and R4B), and R5 (except R5B) Districts. 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.

R7-3 and R9-1 Districts may be mapped only as specified in this paragraph. Such districts may be mapped within the waterfront area and in the Special Mixed Use Districts and Mandatory Inclusionary Housing areas. In addition, R7-3 Districts may be mapped in the Special Long Island City Mixed Use District.