



## **Zoning Resolution**

**THE CITY OF NEW YORK**  
**Zohran K. Mamdani, Mayor**

**CITY PLANNING COMMISSION**  
**Sideya Sherman, Chair**

# **21-12 - R3A, R3X and R4A — Detached Residence Districts**

File generated by <https://zr.planning.nyc.gov> on 4/2/2026

---

## **21-12 - R3A, R3X and R4A — Detached Residence Districts**

---

LAST AMENDED

12/5/2024

These districts are designed to provide for single- or two-family detached dwellings on zoning lots of specified lot widths, as well as all types of residences in appropriate locations. 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.