



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

22-121 - 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 #Residence District#. Notations found in the table are further described in Section [22-10](#) (USE ALLOWANCES).

USE GROUP II – RESIDENTIAL USES											
<p>● = Permitted ♦ = Permitted with limitations ○ = Special permit required – = Not permitted S = Size restriction P = Additional conditions</p>											
Uses	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	
Residential Uses											
#Single-family residence#	#Detached#	●	●	●	●	●	●	●	●	●	●
	#Zero lot line#	–	–	♦	♦	♦	●	●	●	●	●
	#Semi-detached#	–	–	♦	♦	♦	●	●	●	●	●
	Other types	–	–	♦	♦	♦	●	●	●	●	●
#Two-family residence#	#Detached#	–	–	● P	● P	●	●	●	●	●	●
	#Zero lot line#	–	–	♦	♦	♦	●	●	●	●	●
	#Semi-detached#	–	–	♦ P	♦ P	♦	●	●	●	●	●
	Other types	–	–	♦	♦	♦	●	●	●	●	●

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