



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
12/5/2024

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</p> <p>– = Not permitted</p> <p>S = Size restriction P = Additional conditions</p>													
Uses	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	
Residential Uses													
#Single-family residence#	#Detached#	●	●	●	●	●	●	●	●	●	●	●	●
	Other Types	● P	● P	● P	● P	● P							●
#Two-family residence#	#Detached#	● P	● P	●	●	●	●	●	●	●	●	●	●
	Other Types	● P	● P	● P	● P	● P	●	●	●	●	●	●	●
All other types of #residences#, including #apartment hotels# and #affordable independent residences for seniors#		● P	● P	● P	● P	● P	●	●	●	●	●	●	●