



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# 32-12 - Use Group II – Residences

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## 32-12 - Use Group II – Residences

LAST AMENDED

6/6/2024

C1 C2 C3 C4 C5 C6 C7 C8

Use Group II consists of #residences# of various types. The provisions regulating #uses# classified in this Use Group are set forth as follows:

- Section [32-121](#) (Use Group II – general use allowances) which includes the compilation of #uses# in the Use Group table;
- Section [32-122](#) (Use Group II – uses permitted with limited applicability) for additional limitations on applicability for certain #uses#, as denoted with “◆” in the Use Group table; and
- Section [32-123](#) (Use Group II – uses subject to additional conditions) for additional conditions that apply to certain #uses#, as denoted with a “P” in the Use Group table.

### 32-121 - Use Group II – general use allowances

LAST AMENDED

6/6/2024

The following table includes #uses# classified as Use Group II and sets forth their allowances by #Commercial District#. Notations found in the table are further described in Section [32-10](#) (USE ALLOWANCES).

| USE GROUP II – RESIDENTIAL USES  |                 |    |    |    |        |    |    |    |   |
|--|-----------------|----|----|----|--------|----|----|----|---|
| <p>● = Permitted   ◆ = Permitted with limitations   ○ = Special permit required<br/>                     – = Not permitted<br/>                     S = Size restriction   P = Additional conditions   U = Open use allowances</p> |                 |    |    |    |        |    |    |    |   |
| Uses   | C1              | C2 | C3 | C4 | C5     | C6 | C7 | C8 |   |
| <b>Residential Uses</b>  |                 |    |    |    |        |    |    |    |   |
| #Single-family residence#  | #Detached#      | ●  | ●  | ●  | ●<br>P | ●  | ●  | –  | – |
|  | #Zero lot line# | ●  | ●  | ●  | ●<br>P | ●  | ●  | –  | – |
|  | #Semi-detached# | ●  | ●  | ◆  | ●<br>P | ●  | ●  | –  | – |

|   |                 |   |   |   |        |   |   |   |   |
|---|-----------------|---|---|---|--------|---|---|---|---|
|   | Other types     | • | • | ◆ | •<br>P | • | • | - | - |
| #Two-family residence#  | #Detached#      | • | • | • | •<br>P | • | • | - | - |
|   | #Zero lot line# | • | • | • | •<br>P | • | • | - | - |
|   | #Semi-detached# | • | • | ◆ | •<br>P | • | • | - | - |
|   | Other types     | • | • | ◆ | •<br>P | • | • | - | - |
| All other types of #residences#, including #apartment hotels# and #affordable independent residences for seniors# |                 | • | • | ◆ | •<br>P | • | • | - | - |

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### 32-122 - Use Group II – uses permitted with limited applicability

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LAST AMENDED  
6/6/2024

For #uses# denoted with “◆” in Section [32-121](#) (Use Group II – general use allowances), the provisions of this Section shall apply. In C3A Districts, only #single-# or #two-family detached# or #zero lot line residences# shall be permitted.

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### 32-123 - Use Group II – uses subject to additional conditions

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LAST AMENDED  
12/5/2024

For #uses# denoted with a “P” in Section [32-121](#) (Use Group II – general use allowances), the provisions of this Section shall apply. In C4 Districts, all #residential uses# shall be permitted except that in #lower density growth management areas# within the Borough of Staten Island, no #residences# shall be allowed on the following #zoning lots# in C4-1 Districts where such zoning district occupies at least four acres within a #block#, except by special permit of the City Planning Commission in accordance with Section [74-121](#) (Residential use in C4-1 Districts in Staten Island).