



## **Zoning Resolution**

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

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

# **32-12 - Use Group II – Residences**

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## 32-12 - Use Group II – Residences

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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:

- (a) Section [32-121](#) (Use Group II – general use allowances) which includes the compilation of #uses# in the Use Group table;
- (b) 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
- (c) 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.

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## 32-121 - 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 #Commercial District#. Notations found in the table are further described in Section [32-10](#) (USE ALLOWANCES).

## USE GROUP II – RESIDENTIAL USES

? = Permitted    ? = Permitted with limitations    ? = Special permit required  
 – = Not permitted  
 S = Size restriction    P = Additional conditions    U = Open use allowances

Uses		C1	C2	C3	C4	C5	C6	C7	C8
<b>Residential Uses</b>									
#Single-family residence#	#Detached#	?	?	?	? P	?	?	–	–
	Other types	?	?	?	? P	?	?	–	–
#Two-family residence#	#Detached#	?	?	?	? P	?	?	–	–
	Other types	?	?	?	? P	?	?	–	–
All other types of #residences#, including #apartment hotels# and #affordable independent residences for seniors#		?	?	?	? 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).