

Zoning Resolution

THE CITY OF NEW YORK

CITY PLANNING COMMISSION

Eric Adams, Mayor

Daniel R. Garodnick, Chair

32-12 - Use Group II - Residences

File generated by https://zr.planning.nyc.gov on 8/30/2025

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:

- (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.

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											
 ■ = Permitted											
Uses		C1	C2	C3	C4	C5	C6	C 7	C8		
Residential Uses											
#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	•	•	-	-

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

LAST AMENDED 6/6/2024

For #uses# denoted with "♠" in Section <u>32-121</u> (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.

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

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).