



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

22-122 - Use Group II – uses subject to additional conditions

File generated by <https://zr.planning.nyc.gov> on 4/16/2026

22-122 - Use Group II – uses subject to additional conditions

LAST AMENDED

12/5/2024

For #uses# denoted with a “P” in Section [22-121](#) (Use Group II – general use allowances), the following provisions shall apply:

- (a) In R1 through R5 Districts, on #qualifying residential sites#, any type of #residence# shall be permitted; and
- (b) In R1 through R5 Districts, for #zoning lots# that are not #qualifying residential sites#, the following limitations shall apply:
 - (1) in R1 and R2 Districts, #residential uses# shall be limited to #single-family# #detached# #residences#;
 - (2) in R3A Districts, #residential uses# shall be limited to #single-# or #two-family# #detached# #residences# and #single-# or #two-family# #zero lot line buildings#;
 - (3) in R3-1 Districts, #residential uses# shall be limited to #single-# or #two-family# #residences#, #detached# or #semi-detached#;
 - (4) in R3X, R4A and R5A Districts, #residential uses# shall be limited to #single-# or #two-family# #detached# #residences#;
 - (5) in R4-1 Districts, #residential uses# shall be limited to #single-# or #two-family# #residences#, #detached# or #semi-detached#, or #single-# or #two-family# #zero lot line buildings#; and

(6) in R4B Districts, residential uses shall be limited to single- or two-family residences in detached, semi-detached, attached, or zero lot line buildings.

No rooming units shall be permitted on zoning lots where residences are limited to single- or two-family residences.