



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

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									
<p>● = Permitted ♦ = Permitted with limitations ○ = Special permit required – = Not permitted S = Size restriction P = Additional conditions U = Open use allowances</p>									
Uses	C1	C2	C3	C4	C5	C6	C7	C8	
Residential Uses									
#Single-family residence#	#Detached#	●	●	●	● P	●	●	–	–
	#Zero lot line#	●	●	●	● P	●	●	–	–
	#Semi-detached#	●	●	♦	● P	●	●	–	–
	Other types	●	●	♦	● P	●	●	–	–
#Two-family residence#	#Detached#	●	●	●	● P	●	●	–	–
	#Zero lot line#	●	●	●	● P	●	●	–	–
	#Semi-detached#	●	●	♦	● P	●	●	–	–
	Other types	●	●	♦	● P	●	●	–	–

All other types of #residences#, including #apartment hotels# and #affordable independent residences for seniors#	•	•	◆	• P	•	•	-	-
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