

Residential 1-2 Family R-2



One-to-Two Family Residential (R-2) zoning allows for slightly denser residential development than in One-Family Residential (R-1) zoning, permitting single- and two-family homes up to three stories high. Other permitted uses include parks, community residences, garages, day care, storage sheds, private swimming pools, and home gardening. Areas zoned R-2 encourage strong residential character and do not permit such uses as assisted living and nursing home facilities, community centers, ground floor retail, office and service, and urban farms. Child care centers, places of worship, and schools are permitted only with conditions.

R-2 zoning is generally applied in areas of neighborhoods with a mix of single- and two-family homes such as those found in Upper Roseville, much of Upper Clinton Hill and sections of Vailsburg, Weequahic, Forest Hill, North Broadway/Woodside and Mount Pleasant. These areas are generally characterized by both detached and semi-detached, duplex homes that sit on smaller yards, giving them a more suburban feel.

Learn more about the specific [uses](#) that are permitted and prohibited in R-2 zones beginning on page 82.

Learn more about the [size and design of buildings](#) permitted in R-2 zones beginning on page 98.

