

SERVICE NOTICE

Changes to Zoning Use Groups

Effective June 6, 2024, Use Groups in the Zoning Resolution (ZR) have new Roman Numerals: I, II, III, IV, V, VI, VII, VIII, IX, and X.

The New York City Zoning Resolution (ZR) was amended to provide for new zoning uses (Uses) and new Use Group categories and numbering. Use Groups have been reorganized and simplified from numbers ranging from 1 to 18, to 10 Roman numerals ranging from I through X. Applicants are required to enter the proper zoning Use Group numbers in Roman numerals, including Use Group subcategories when applicable, on applications for any new job filing or certain applications that have not been approved as of July 1, 2024. New Building (NB) and Alterations that impact the Certificate of Occupancy (Alt-CO) involving a Building Schedule of Occupancy (BSO) or Job Schedule of Occupancy (JSO) will have to use the new Zoning Use Group designations for the floors within the scope of work.

NB and Alt-CO in DOB NOW

Beginning July 1, 2024, applicants are required to enter the new Use Groups and subcategories (A), (B), or (C) where applicable in all NB and Alt-CO application materials and submitted documents according to Chapter 2 (Use Regulations) within ZR Articles II, III, and IV (a.k.a. ZR Sections 22-, 32-, and 42-). For Alt-CO applications, the equivalency tables on the Department of City Planning (DCP) website, [Translation by Previous Use Group \(nyc.gov\)](#), may be used to translate an old Use Group number to the equivalent new Use Group number. Below is an example translation in the equivalency table:

CURRENT USE GROUP	CURRENT USE	NEW USE GROUP	NEW USE
1A	Detached single-family residence	II	Detached single-family residence
2A	Zero lot line single-family residence	II	Zero lot line single-family residence
2A	Semi-detached single-family residence	II	Semi-detached single-family residence

You are not required to specify any Use Group subcategories where none is specified in the ZR, such as in the new Use Group VIII. Use Group VI should be identified as UG VI regardless of **Retail** or **Service**.

Compliance with Existing Certificates of Occupancy

The Department of Buildings will maintain existing Final COs that use old Use Group numbering if the Use or Occupancy reflected on the CO is not proposed to be altered in a manner that requires a new CO per NYC Administrative Code Article 118 (Certificates of Occupancy).

To continue using an existing CO, per Administrative Code Section 28-118.3.1, verify the alteration is in compliance and conformance with use and bulk regulations with the latest ZR, and the proposed Use Group (Roman numeral pursuant to the current ZR) is equal to the new (Roman numeral) equivalent of the existing Use Group according to equivalency tables on DCP's website, [Translation by Previous Use Group \(nyc.gov\)](#) and [Translation by New Use Group \(nyc.gov\)](#).

Applying Prior Zoning & Planning Documents to New Use Groups

Where Use Groups are specified using the old numbering system in prior documents, such as legal restrictions, Board of Standards and Appeals (BSA) decisions or City Planning Commission (CPC) approvals, the documents do not need to be revised to reflect the new zoning Use Group designations. However, any TCO and CO requests relating to the prior decisions and approvals must reflect the new zoning Use Group designations. Refer to Use Group equivalency tables noted above to determine the equivalent new Use Group(s).

Applications **NOT** Approved as of July 1, 2024

Applicants are required to revise all zoning data in pending application documents to reflect new Use Group designations and Uses if the application was not approved prior to July 1, 2024.

Applications Approved Prior to July 1, 2024, Without TCOs

Applications approved prior to July 1, 2024, using prior zoning Use Groups that have not received a TCO or received an initial TCO before July 1, 2024, may apply for a TCO or renewed TCO and receive a Final CO with the old zoning Use Group designation. The following note will be displayed on the TCO and Final CO under **Borough Comments**:

Use Groups (UG) indicated by numerals 1 through 18 reflect Zoning Resolution Use Group Designations since 1961 but prior to June 6, 2024, the effective date of Zoning Text Amendment. UG in Roman numerals I-X reflect Zoning Resolution Use Group Designations on or after June 6, 2024, the effective date of Zoning Text Amendment.

To maintain a uniform set of UG designations, applicants are strongly encouraged to update to the new zoning Use Group designation at any time prior to Final CO.

Post Approval Amendments (PAA)

PAAs filed after July 1, 2024, may continue to use the old zoning Use Group designations on the Initial (I-1) filing. However, applicants are strongly encouraged to update to the new zoning Use Group designations at any time.

New Uses

See the amended ZR for the updated list of Uses within new tables for each zoning district, all within Chapter 2 (Use Regulations) of ZR Articles II, III, and IV.

Reference

DCP Equivalency Tables

- [Translation by Previous Use Group \(nyc.gov\)](#)
- [Translation by New Use Group \(nyc.gov\)](#)

Use

- Article II, Chapter 2-Residential, Article III, Chapter 2-Commercial, Article IV, Chapter 2