Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

42-13 - Use Group III – Community Facilities

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42-13 - Use Group III – Community Facilities

LAST AMENDED
6/6/2024

M1 M2 M3

Use Group III consists of #uses# that provide educational, religious, health and other essential services. The provisions regulating #uses# classified in this Use Group are set forth as follows:

(a) Section 42-131 (Use Group III – general use allowances) which includes the compilation of #uses# in the Use Group tables;

(b) Section 42-132 (Use Group III – uses subject to additional conditions) for additional conditions that apply to certain #uses#, as denoted with a "P" in the Use Group tables;

(c) Section 42-133 (Use Group III – uses permitted by special permit) for #uses# permitted by special permit of the Board of Standards and Appeals or the City Planning Commission, as denoted with " " in the Use Group tables; and

(d) Section 42-134 (Use Group III – additional provisions for parking requirement category) for #uses# with more than one parking requirement category or other applicable parking provisions, as denoted with "*" in the Use Group tables.

42-131 - Use Group III – general use allowances

LAST AMENDED
12/5/2024

The following tables include #uses# classified as Use Group III and set forth their allowances by #Manufacturing District#. Such #uses# are categorized as #community facilities# with and without sleeping accommodations, as provided in paragraphs A and B of this Section. Notations found in the tables are further described in Section 42-10 (USE ALLOWANCES).

A. Community Facilities with Sleeping Accommodations

USE GROUP III(A) – COMMUNITY FACILITIES WITH SLEEPING ACCOMMODATIONS **? = Permitted ? = Permitted with limitations ? = Special permit required** **– = Not permitted** **S = Size restriction P = Additional conditions U = Open use allowances**				
Uses	**M1**	**M2**	**M3**	**PRC**
Educational Institutions				
College or school student dormitories and fraternity or sorority student houses	–	–	–	E2
Faith-based Institutions and Facilities				
Monasteries, convents or novitiates	–	–	–	N/A
Rectories or parish houses with sleeping accommodations	–	–	–	N/A
Seminaries with sleeping accommodations	–	–	–	*
Health Institutions and Facilities				
#Long-term care facilities#	–	–	–	E3

#Non-profit hospital staff dwellings #	–	–	–	*
Other Institutions and Facilities				
Community centers or settlement houses with sleeping accommodations	–	–	–	B3
Non-commercial clubs with sleeping accommodations	–	–	–	B3
Philanthropic or non-profit institutions with sleeping accommodations	–	–	–	E3

B. Community Facilities without Sleeping Accommodations

USE GROUP III(B) – COMMUNITY FACILITIES WITHOUT SLEEPING ACCOMMODATIONS				
? = Permitted ? = Permitted with limitations ? = Special permit required – = Not permitted S = Size restriction P = Additional conditions U = Open use allowances				
Uses	**M1**	**M2**	**M3**	**PRC**
Educational Institutions				
Colleges or universities, including professional schools but excluding business colleges or trade schools	–	–	–	*
#Schools#	?	–	–	G
Faith-based Institutions and Facilities				
Houses of worship	?	–	–	N/A

Parish houses without sleeping accommodations	?	–	–	N/A
Seminaries without sleeping accommodations	?	–	–	*
Health Institutions and Facilities				
Ambulatory diagnostic or treatment health care facilities	? P	–	–	A3
Non-profit or voluntary hospitals and related facilities, except animal hospitals	? P	–	–	E1
Proprietary hospitals and related facilities, except animal hospitals	? P	–	–	E1
Other Institutions and Facilities				
Community centers or settlement houses without sleeping accommodations	?	–	–	B3
Libraries	?	–	–	G
Museums	? P	? P	? P	G
Non-commercial art galleries	?	–	–	G
Non-commercial clubs without sleeping accommodations	?	–	–	B3
Non-commercial recreation centers	?	–	–	B3
Philanthropic or non-profit institutions without sleeping accommodations, excluding ambulatory diagnostic or treatment health care facilities	?	–	–	B3
Welfare centers	?	–	–	B3

42-132 - Use Group III – uses subject to additional conditions

LAST AMENDED
6/6/2024

For #uses# denoted with a "P" in Section 42-131 (Use Group III – general use allowances), the following provisions shall apply:

(a) Ambulatory diagnostic or treatment health care facilities in all M1 Districts shall be limited to public, private, for-profit or not-for-profit medical, health and mental health care facilities licensed by the State of New York, or a facility in which patients are diagnosed or treated by health care professionals, licensed by the State of New York or by persons under the supervision of such licensee for medical, health or mental health conditions, and where such patients are ambulatory rather than admitted. Such facilities shall not include the practice of veterinary medicine or ophthalmic dispensing.

(b) Non-profit, voluntary or proprietary hospitals and related facilities in M1 Districts, except animal hospitals, shall be limited to facilities requiring approval under Article 28 of the Public Health Law of the State of New York that, prior to July 10, 1974, have received approval of Part I of the required application from the Commissioner of Health.

(c) Museums in all #Manufacturing Districts# are permitted provided that they are ancillary to existing motion picture production studios or radio or television studios, and provided they are located within 500 feet of such studios and do not exceed 75,000 square feet of #floor area#. However, museums of any type may be permitted by special permit of the City Planning Commission, in accordance with Section 74-134 (Other community facility uses in M1 Districts).

42-133 - Use Group III – uses permitted by special permit

LAST AMENDED
6/6/2024

For #uses# denoted with " " in Section 42-131 (Use Group III – general use allowances), the following provisions shall apply:

(a) #Schools# may be permitted in M1 Districts by special permit of the Board of Standards and Appeals, in accordance with Section 73-133 (Schools).

(b) #Uses# listed in Use Group III(B), except for educational institutions, may be permitted in M1 Districts by special permit of the City Planning Commission, in accordance with Section 74-134 (Other community facility uses in M1 Districts).

42-134 - Use Group III – additional provisions for parking requirement category

LAST AMENDED
6/6/2024

For permitted #uses# denoted with "*" for parking requirement category (PRC) in Section 42-131 (Use Group III – general use allowances), the provisions of this Section shall apply. For seminaries, the portion of such facility that is used for classrooms, laboratories, student centers or offices shall be classified as PRC G. The portion of such facility that is used for theaters, auditoriums, gymnasiums or stadiums shall be classified as PRC B2.