



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

42-131 - Use Group III – general use allowances

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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 | | | | |
|--|-----------|-----------|-----------|------------|
| <p>● = Permitted ♦ = Permitted with limitations ○ = Special permit required – = Not permitted S = Size restriction P = Additional conditions U = Open use allowances</p> | | | | |
| 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 | | | | |
|---|---|---|---|-----|
| Philanthropic or non-profit institutions with sleeping accommodations | - | - | - | E3 |
| Settlement houses | - | - | - | N/A |

B. Community Facilities without Sleeping Accommodations

| USE GROUP III(B) – COMMUNITY FACILITIES WITHOUT SLEEPING ACCOMMODATIONS | | | | |
|--|--------|----|----|-----|
| <p>● = Permitted ♦ = Permitted with limitations ○ = Special permit required – = Not permitted S = Size restriction P = Additional conditions U = Open use allowances</p> | | | | |
| 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 | ● | - | - | G |
| 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 | ○ | – | – | B3 |
| Libraries | ○ | – | – | G |
| Museums | ● P | ● P | ● P | G |
| Non-commercial art galleries | ○ | – | – | G |
| Non-commercial clubs | ○ | – | – | 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 |