Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

42-14 - Use Group IV – Public Service Facilities and Infrastructure

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42-14 - Use Group IV – Public Service Facilities and Infrastructure

LAST AMENDED
6/6/2024

M1 M2 M3

Use Group IV consists of #uses# that provide public services, including public safety buildings, and infrastructure. The provisions regulating #uses# classified in this Use Group are set forth as follows:

(a) Section 42-141 (Use Group IV – general use allowances) which includes the compilation of #uses# in the Use Group tables;

(b) Section 42-142 (Use Group IV – uses subject to size restrictions) for size restrictions that apply to certain #uses#, as denoted with a "S" in the Use Group tables;

(c) Section 42-143 (Use Group IV – uses subject to additional conditions) for additional conditions that apply to certain #uses#, as denoted with a "P" in the Use Group tables;

(d) Section 42-144 (Use Group IV – uses subject to open use allowances) for open #use# allowances that apply to certain #uses#, as denoted with a "U" in the Use Group tables; and

(e) Section 42-145 (Use Group IV – 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.

42-141 - Use Group IV – general use allowances

LAST AMENDED

The following tables include #uses# classified as Use Group IV and set forth their allowances by #Manufacturing District#. Such #uses# are categorized as public service facilities, utility infrastructure, or renewable energy and green infrastructure, as provided in paragraphs A, B and C of this Section. Notations found in the tables are further described in Section 42-10 (USE ALLOWANCES).

A. Public Service Facilities

USE GROUP IV(A) – PUBLIC SERVICE FACILITIES				
? = Permitted ? = Permitted with limitations ? = Special permit required – = Not permitted S = Size restriction P = Additional conditions U = Open use allowances				
Uses	**M1**	**M2**	**M3**	**PRC**
Public Service Buildings				
Court houses	?	?	?	A4
Fire or police stations	?	?	?	A4
Other Facilities				
Prisons	?	?	?	G

B. Infrastructure

USE GROUP IV(B) – INFRASTRUCTURE

? = Permitted ? = Permitted with limitations ? = Special permit required
– = Not permitted
S = Size restriction P = Additional conditions U = Open use allowances

Uses	M1	M2	M3	PRC
Communication Infrastructure				
Radio or television towers, non-#accessory#	?	?	?	N/A
Telephone exchanges or other communications equipment structures	? P	? P	? P	N/A
Electric and Gas Infrastructure				
Electric power or steam generating plants	? P U	? P U	? P U	D2
Electric utility substations	? P U	? P U	? P U	N/A
Gas utility substations	? S U	? S U	? S U	N/A
Public utility stations for oil or gas metering or regulating	?	?	?	N/A
Terminal facilities at river crossings for access to electric, gas, or steam lines	?	?	?	N/A
Sewage, Storm Water and Waste Infrastructure				
Composting	? P U	? P U	? P U	D2
Dumps, recycling or material recovery facilities, marine transfer stations for garbage or slag piles	? P U	? P U	? P U	D2

Incineration or reduction of garbage, offal or dead animals	? P	? P	? P	D1
Radioactive waste disposal services involving the handling or storage of radioactive waste	? P	? P	? P	D1
Sewage disposal plants	?	?	? P	D1
Water or sewage pumping stations	?	?	?	N/A
Transportation Infrastructure				
Airports	?	?	?	N/A
Boat launching facilities for non-commercial pleasure boats	? U	? U	? U	N/A
Bus stations	?	?	?	N/A
Docks	? P U	? P U	? P U	G
Freight terminals, yards or appurtenances, or facilities or services used or required in railroad operations, but not including passenger stations	? P U	? P U	? P U	D2
Heliports	?	?	?	N/A
Mooring facilities for non-commercial pleasure boats	? U	? U	? U	N/A
Public transit or railroad electric substations	? P U	? P U	? P U	D2

Public transit yards, including accessory motor fuel pumps	? P U	? P U	? P U	D2
#Railroad right-of-way#	? U	? U	? U	N/A
Railroad passenger stations	?	?	?	N/A
Seaplane bases	?	?	?	N/A
Truck weighing stations	? P U	? P U	? P U	D2

C. Renewable Energy and Green Infrastructure

USE GROUP IV(C) – RENEWABLE ENERGY AND GREEN INFRASTRUCTURE				
? = Permitted ? = Permitted with limitations ? = Special permit required **– = Not permitted** **S = Size restriction P = Additional conditions U = Open use allowances**				
Uses	**M1**	**M2**	**M3**	**PRC**
Renewable Energy and Green Infrastructure				
#Energy infrastructure equipment#	? U	? U	? U	N/A
Public bicycle and micromobility parking	? U	? U	? U	N/A
Recycling, or organic material, receiving	? U	? U	? U	N/A

42-142 - Use Group IV – uses subject to size limitations

LAST AMENDED
6/6/2024

For #uses# denoted with an "S" in Section 42-141 (Use Group IV – general use allowances), the provisions of this Section shall apply. Gas utility substations in all #Manufacturing Districts# shall be limited to a site of not more than 10,000 square feet.

42-143 - Use Group IV – uses subject to additional conditions

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6/6/2024

For #uses# denoted with a "P" in Section 42-141 (Use Group IV – general use allowances), the following provisions shall apply:

(a) For telephone or other communications equipment structures in all #Manufacturing Districts#, and not existing on December 15, 1961, the height above #curb level# shall not exceed that attributable to #commercial# #buildings# of equivalent #lot coverage#, having an average floor to floor height of 14 feet above the lobby floor which may be as much as 25 feet in height. For the purpose of making this height computation, the gross area of all floors of the #building# including accessory mechanical equipment space except the #cellar# shall be included as #floor area#. Such height computation for the structure shall not preclude the ability to utilize unused #floor area# anywhere on the #zoning lot# or by special permit, subject to the normal provisions of the Resolution.

(b) Docks for any vessels are permitted in all #Manufacturing Districts#, except that docks for #gambling vessels# may be permitted by special permit of the City Planning Commission, in accordance with Section 62-838 (Docks for gambling vessels).

(c) Where permitted, the following #uses# shall conform with the applicable performance standards set forth in Sections 42-40 (PERFORMANCE STANDARDS) through 42-48 (Performance Standards Regulating Humidity, Heat or Glare):

Composting

Docks

Dumps, recycling or material recovery facilities, marine transfer stations for garbage or slag piles

Electric power or steam generating plants

Electric utility substation

Freight terminals, yards or appurtenances, or facilities or services used or required in railroad operations, but not including passenger stations

Incineration or reduction of garbage or slag piles

Public transit or railroad electric substations

Public transit yards

Radioactive waste disposal services involving the handling or storage of radioactive waste

Sewage disposal plants

Truck weighing stations.

42-144 - Use Group IV – uses subject to open use allowances

LAST AMENDED
6/6/2024

For #uses# denoted with a "U" in Section 42-141 (Use Group IV – general use allowances), a #use# may be open or enclosed without restriction.

42-145 - Use Group IV – uses permitted by special permit

LAST AMENDED
6/6/2024

For #uses# denoted with " " in Section 42-141 (Use Group IV – general use allowances), the provisions of this Section shall apply.

(a) The following #uses# may be permitted by the Board of Standards and Appeals:

(1) Radio or television towers may be permitted in all #Manufacturing Districts#, in accordance with Section 73-141 (Radio or television towers).

(b) The following #uses# may be permitted by special permit of the City Planning Commission:

(1) Sewage disposal plants may be permitted in M1 or M2 Districts, in accordance with Section 74-143 (Sewage pumping stations and sewage disposal plants).

(2) Airports may be permitted in all #Manufacturing Districts#, in accordance with Section 74-144 (Airports).

(3) Bus stations may be permitted in all #Manufacturing Districts#, in accordance with Section 74-145 (Bus stations).

(4) Heliports may be permitted in all #Manufacturing Districts#, in accordance with Section 74-146 (Heliports).

(5) Railroad passenger stations may be permitted in all #Manufacturing Districts#, in accordance with Section 74-148 (Railroad passenger stations).

(6) Seaplane bases may be permitted in all #Manufacturing Districts#, in accordance with Section 74-149 (Seaplane).