



## **Zoning Resolution**

THE CITY OF NEW YORK

Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# **22-10 - USE ALLOWANCES**

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## 22-10 - USE ALLOWANCES

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LAST AMENDED

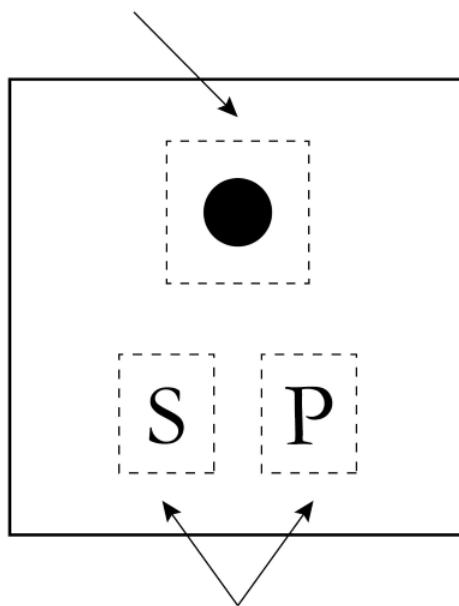
6/6/2024

The provisions of Sections [22-11](#) (Use Group I – Agriculture and Open Uses) through [22-18](#) (Use Group VIII – Recreation, Entertainment and Assembly Spaces) establish #use# allowances by Use Group. A brief statement is inserted at the start of each Section to describe and clarify the basic characteristics of that Use Group. For Use Groups I through IV, #use# allowances by zoning district are summarized in Use Group tables. For each #use# and zoning district, the tables contain up to two levels of notation in a particular cell:

- (a) The top level will always contain a symbol and denotes:
  - (1) permitted as-of-right (“●”);
  - (2) permitted as-of-right in some instances, but with broad #use# limitations on as-of-right applicability, either by district or geographic restrictions (“◆”);
  - (3) allowed by special permit (“○”) of the Board of Standards and Appeals or the City Planning Commission; or
  - (4) not permitted in the district (“–”).
- (b) The second level may or may not be present, depending on the #use# and the zoning district. Where present, the table denotes one or more allowances or restrictions on the as-of-right #use#. Specifically, they denote where the following apply:
  - (1) size restrictions (“S”), including establishment or #lot area# size limitations or person capacities; or
  - (2) additional conditions (“P”), including environmental standards or other measures other than size restrictions.

Such notations are illustrated in the following diagram:

For a given zoning district, #use# allowances are denoted as permitted as-of-right (“●”), with limited applicability (“◆”), by special permit (“○”) or not permitted in such district (“—”)



Additional conditions and requirements are grouped below #use# allowances. Such provisions include size restrictions (“S”) and additional conditions (“P”)

Where a #use# is permitted and no second level symbology is included, the #use# is permitted without size restrictions, additional conditions, or exemptions from enclosure requirements.

Use Group tables, except in Section [22-12](#) (Use Group II – Residences), also show the parking requirement category, denoted as “PRC”, for the applicable #use#, where applicable. PRC letters A through G refer to the classification of permitted non-residential #uses# to determine required accessory off-street parking spaces as set forth in the table in Section [25-31](#) (General Provisions). Subcategories within, denoted by number suffices, indicate variations of the same parking category. Where the PRC for a #use# is denoted as “N/A”, no parking requirement applies except as specified in other provisions of this Resolution.

Subsections following the table for a particular Use Group contain specific provisions applicable to certain #uses#, including size restrictions or additional conditions. Other subsections contain references for #uses# permitted by special permits of the Board of Standards and Appeals or the City Planning Commission, or provisions for #uses# where two PRCs are assigned.

The following diagram provides an illustrative example of how such provisions are notated across zoning districts for a given #use#:

#### ILLUSTRATIVE EXAMPLE

The diagram illustrates a Use Group I table. The table has columns for 'Uses' and 'Category'. The 'Category' column is labeled 'Sample Use'. The table spans 10 residence districts (R1-R10) and includes a 'Parking Requirement Category' (PRC) column. Red boxes highlight the first two columns (Uses and Category), the last two columns (R9-R10 and PRC), and the entire row for 'Sample Use'. Red arrows point from the text labels to the corresponding red boxes: an arrow from 'In R3 through R10 Districts, this use is permitted as-of-right' points to the R9-R10 column; an arrow from 'In R1 and R2 Districts, this use is permitted by special permit by the City Planning Commission or the Board of Standards and Appeals' points to the first two columns; and an arrow from 'Parking Requirement Category' points to the PRC column.

Uses	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	PRC
Category											
Sample Use	○	○	●	●	●	●	●	●	●	●	G

In R3 through R10 Districts, this use is permitted as-of-right

In R1 and R2 Districts, this use is permitted by special permit by the City Planning Commission or the Board of Standards and Appeals

Parking Requirement Category

## 22-11 - Use Group I – Agriculture and Open Uses

LAST AMENDED

12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

Use Group I consists of various primarily open uses of land. The provisions regulating uses classified in this Use Group are set forth as follows:

- Section [22-111](#) (Use Group I – general use allowances) which includes the compilation of uses in the Use Group table;
- Section [22-112](#) (Use Group I – uses subject to additional conditions) for additional conditions that apply to certain uses, as denoted with a “P” in the Use Group table;
- Section [22-113](#) (Use Group I – uses permitted by special permit) for uses permitted by special permit by the Board of Standards and Appeals, as denoted with “○” in the Use Group Table; and
- Section [22-114](#) (Use Group I – 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 table.

### 22-111 - Use Group I – general use allowances

LAST AMENDED

12/5/2024

The following table includes uses classified as Use Group I and sets forth their allowances by Residence District. Notations

found in the table are further described in Section [22-10 \(USE ALLOWANCES\)](#). Where permitted as-of-right in a #Residence District#, such #uses# shall be unenclosed, except for ancillary #buildings or other structures#.

Sand, gravel, or clay pits	<input type="radio"/>	N/A												
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## **22-112 - Use Group I – uses subject to additional conditions**

LAST AMENDED

6/6/2024

For #uses# denoted with a “P” in Section [22-111](#) (Use Group I – general use allowances), the following provisions shall apply:

- (a) Agricultural #uses# in all #Residence Districts#, including greenhouses, nurseries, or truck gardens, are permitted provided that no offensive odors or dust are created, and that there is no sale of products not produced on the same #zoning lot#.
- (b) Outdoor racket courts or skating rinks in all #Residence Districts# are permitted provided that all lighting shall be directed away from nearby #residences#.

## **22-113 - Use Group I – uses permitted by special permit**

LAST AMENDED

6/6/2024

For #uses# denoted with “O” in Section [22-111](#) (Use Group I – general use allowances), the following provisions of this Section shall apply:

- (a) Outdoor racket courts or skating rinks may be permitted in R1 or R2 Districts by special permit of the Board of Standards and Appeals, in accordance with Section [73-111](#) (Outdoor racket courts or skating rinks).
- (b) Sand, gravel or clay pits may be permitted in all #Residence Districts# by special permit of the Board of Standards and Appeals, in accordance with the provisions of Section [73-112](#) (Sand, gravel or clay pits).

## **22-114 - Use Group I – additional provisions for parking requirement category**

LAST AMENDED

6/6/2024

For permitted #uses# denoted with “\*” for parking requirement category (PRC) in Section [22-111](#) (Use Group I – general use allowances), the provisions of this Section shall apply. For golf courses, the portion of such facility used for golf course club houses shall be classified as PRC B3. All other portions of a golf course shall not be subject to any parking requirements.

## **22-12 - Use Group II – Residences**

LAST AMENDED

12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

Use Group II consists of #residences# of various types. The provisions regulating #uses#

classified in this Use Group are set forth as follows:

- (a) Section [22-121](#) (Use Group II – general use allowances) which includes the compilation of #uses# in the Use Group table; and
- (b) Section [22-122](#) (Use Group II – uses subject to additional conditions) for additional conditions that apply to certain #uses#, as denoted with a “P” in the Use Group table.

## **22-121 - Use Group II – general use allowances**

LAST AMENDED  
12/5/2024

The following table includes #uses# classified as Use Group II and sets forth their allowances by #Residence District#. Notations found in the table are further described in Section [22-10 \(USE ALLOWANCES\)](#).

## **22-122 - Use Group II – uses subject to additional conditions**

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LAST AMENDED

12/5/2024

For #uses# denoted with a “P” in Section [22-121](#) (Use Group II – general use allowances), the following provisions shall apply:

- (a) In R1 through R5 Districts, on #qualifying residential sites#, any type of #residence# shall be permitted; and
- (b) In R1 through R5 Districts, for #zoning lots# that are not #qualifying residential sites#, the following limitations shall apply:
  - (1) in R1 and R2 Districts, #residential uses# shall be limited to #single-family# #detached# #residences#;
  - (2) in R3A Districts, #residential uses# shall be limited to #single-# or #two-family# #detached# #residences# and #single-# or #two-family# #zero lot line buildings#;
  - (3) in R3-1 Districts, #residential uses# shall be limited to #single-# or #two-family# #residences#, #detached# or #semi-detached#;
  - (4) in R3X, R4A and R5A Districts, #residential uses# shall be limited to #single-# or #two-family# #detached# #residences#;
  - (5) in R4-1 Districts, #residential uses# shall be limited to #single-# or #two-family# #residences#, #detached# or #semi-detached#, or #single-# or #two-family# #zero lot line buildings#; and
  - (6) in R4B Districts, #residential uses# shall be limited to #single-# or #two-family# #residences# in #detached#, #semi-detached#, #attached#, or #zero lot line buildings#.

No #rooming units# shall be permitted on #zoning lots# where #residences# are limited to #single-# or #two-family residences#.

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## **22-13 - Use Group III – Community Facilities**

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LAST AMENDED

12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

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 [22-131](#) (Use Group III – general use allowances) which includes the compilation of #uses# in the Use Group tables;
- (b) Section [22-132](#) (Use Group III – uses subject to size restrictions) for certain #uses#, as denoted with an “S” in the Use Group tables;
- (c) Section [22-133](#) (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;

- (d) Section [22-134](#) (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
- (e) Section [22-135](#) (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.

## **22-131 - 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 #Residence 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 [22-10](#) (USE ALLOWANCES).

#### A. Community Facilities with Sleeping Accommodations

Rectories or parish houses with sleeping accommodations	●	●	●	●	●	●	●	●	●	●	●	●	●	N/A
Seminaries with sleeping accommodations	●	●	●	●	●	●	●	●	●	●	●	●	●	*
<b>Health Institutions and Facilities</b>														
#Long-term care facilities#	● P	E3												
#Non-profit hospital staff dwellings#	● P	*												
<b>Other Institutions and Facilities</b>														
Community centers or settlement houses with sleeping accommodations	●	●	●	●	●	●	●	●	●	●	●	●	●	B3
Non-commercial clubs with sleeping accommodations	○	○	● P	B3										
Philanthropic or non-profit institutions with sleeping accommodations	● S	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**



Philanthropic or non-profit institutions without sleeping accommodations excluding ambulatory diagnostic or treatment health care facilities	• S	B3											
Welfare centers	○	○	•	•	•	•	•	•	•	•	•	•	B3

## 22-132 - Use Group III – uses subject to size limitations



LAST AMENDED

6/6/2024



For #uses# denoted with a “S” in Section [22-131](#) (Use Group III – general use allowances), the following provisions shall apply:

- (a) For any philanthropic or non-profit institutions, with or without sleeping accommodations, in all #Residence Districts#, the number of persons employed in central office functions shall not exceed 50, and the amount of #floor area# used for such purposes shall not exceed 25 percent of the total #floor area#, or, in R8 through R12 Districts, 25,000 square feet, whichever is greater.
- (b) Ambulatory diagnostic or treatment health care facilities in R3-1, R3A, R3X, R4-1, R4A or R4B Districts shall be limited to a maximum of 1,500 square feet of #floor area#. However, in R3-1, R3A, R3X, R4-1 or R4A Districts in #lower density growth management areas#, ambulatory diagnostic or treatment health care facilities shall be limited, on any #zoning lot#, to 1,500 square feet of #floor area#, including #cellar# space, except that where a #zoning lot# contains a hospital, as defined in the New York State Hospital Code, or a #long-term care facility#, such 1,500 square feet restriction shall not include #cellar# space.

In such #Residence Districts#, #ambulatory diagnostic or treatment health care facilities# may be permitted up to 10,000 square feet of #floor area# by special permit of the Board of Standards and Appeals, in accordance with Section [73-134](#) (Ambulatory diagnostic or treatment health care facilities).

## 22-133 - Use Group III – uses subject to additional conditions



LAST AMENDED

12/5/2024



For #uses# denoted with a “P” in Section [22-131](#) (Use Group III – general use allowances), the following provisions shall apply:

- (a) #Long-term care facilities# in R1 and R2 Districts shall only be permitted as-of-right on #qualifying residential sites#. In all #Residence Districts# the #high-risk flood zone#, as defined in Section [64-11](#) (Definitions), or within the areas set forth in APPENDIX K (Areas With Nursing Home Restrictions), the #development# of nursing homes and nursing home portions of continuing care retirement communities, as defined in the New York State Public Health Law, or the #enlargement# of an existing nursing home that increases such #floor area# by more than 15,000 square feet, shall not be permitted on any portion of a #zoning lot# that is located within such areas.
- (b) #Non-profit hospital staff dwellings# in all #Residence Districts# shall be located on the same #zoning lot# as the non-profit or voluntary hospital and related facilities or on a separate #zoning lot# that is immediately contiguous thereto, or would be contiguous but for its separation by a #street# or a #street# intersection. However, such conditions may be modified by special permit of the City Planning Commission, as set forth in Section [74-132](#) (Non-profit hospital staff dwelling).
- (c) Ambulatory diagnostic or treatment health care facilities in R3 through R12 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.
- (d) Non-commercial clubs in R3 through R12 Districts shall not include:
  - (1) clubs, the chief activity of which is a service predominantly carried on as a business;
  - (2) non-commercial outdoor swimming pool clubs; or
  - (3) any other non-commercial clubs with outdoor swimming pools located less than 500 feet from any #lot line#.

However, non-commercial outdoor swimming pool clubs or any non-commercial club with an outdoor swimming pool located less than 500 feet from any #lot line# may be permitted by special permit by the City Planning Commission, in accordance with Section [74-133](#) (Swimming pool clubs or certain non-commercial clubs).

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## **22-134 - Use Group III – uses permitted by special permit**

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LAST AMENDED

12/5/2024

For #uses# denoted with “O” in Section [22-131](#) (Use Group III – general use allowances), the provisions of this Section shall apply.

- (a) The following #uses# may be permitted in R1 or R2 Districts by special permit of the Board of Standards and Appeals:
  - (1) College or school student dormitories and fraternity or sorority student houses may be permitted in accordance with Section [73-131](#) (College or school student dormitories or fraternity or sorority student houses).
  - (2) Colleges or universities, including professional schools but excluding business colleges or trade schools may be permitted in accordance with Section [73-132](#) (Colleges or universities).

- (3) Non-commercial clubs may be permitted in accordance with Section [73-135](#) (Non-commercial clubs).
- (4) Welfare centers may be permitted in accordance with Section [73-136](#) (Welfare centers).

(b) The following #uses# may be permitted in R1 or R2 Districts by special permit of the City Planning Commission: #long-term care facilities# in accordance with Section [74-131](#) (Long-term care facilities). However, #long-term care facilities# shall be permitted as-of-right on #qualifying residential sites#.

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## **22-135 - Use Group III – additional provisions for parking requirement category**

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LAST AMENDED

12/5/2024

For permitted #uses# denoted with “\*” for parking requirement category (PRC) in Section [22-131](#) (Use Group III – general use allowances), the provisions of this Section shall apply.

- (a) #Non-profit hospital staff dwellings# shall be subject to parking requirements applicable to #residences#, in accordance with Section [25-022](#) (Applicability of regulations to non-profit hospital staff dwellings).
- (b) For colleges, universities or 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.

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## **22-14 - Use Group IV – Public Service Facilities and Infrastructure**

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LAST AMENDED

12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

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 [22-141](#) (Use Group IV – general use allowances) which includes the compilation of #uses# in the Use Group tables;
- (b) Section [22-142](#) (Use Group IV – uses subject to size limitations) for size restrictions that apply to certain #uses#, as denoted with an “S” in the Use Group tables;
- (c) Section [22-143](#) (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; and
- (d) Section [22-144](#) (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 “O” in the Use Group tables.

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## **22-141 - Use Group IV – general use allowances**

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The following tables include #uses# classified as Use Group IV and set forth their allowances by #Residence 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 [22-10](#) (USE ALLOWANCES).

#### A. Public Service Facilities

## B. Infrastructure

## USE GROUP IV(B) – INFRASTRUCTURE







Truck weighing stations	-	-	-	-	-	-	-	-	-	-	-	D2
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### C. Renewable Energy and Green Infrastructure

USE GROUP IV(C) – RENEWABLE ENERGY AND GREEN INFRASTRUCTURE													
Uses	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	PRC
Renewable Energy and Green Infrastructure													
#Energy infrastructure equipment#	• S P	N/A											
Public bicycle and micromobility parking	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Recycling, or organic material, receiving	-	-	-	-	-	-	-	-	-	-	-	-	N/A

### 22-142 - Use Group IV – uses subject to size limitations

LAST AMENDED  
6/6/2024

For #uses# denoted with an “S” in Section [22-141](#) (Use Group IV – general use allowances), the provisions of this Section shall apply. In all #Residence Districts#, #energy infrastructure equipment# shall be limited to an aggregate #lot area# of not more than 10,000 square feet. Such size limit may be modified by special permit of the Board of Standards and Appeals, in accordance with Section [73-147](#) (Energy infrastructure equipment).

### 22-143 - Use Group IV – uses subject to additional conditions

LAST AMENDED  
6/6/2024

For #uses# denoted with a “P” in Section [22-141](#) (Use Group IV – general use allowances), the provisions of this Section shall

apply. In all #Residence Districts#, #energy infrastructure equipment# shall comply with the enclosure and screening provisions of Section [26-50](#) (SPECIAL SCREENING AND ENCLOSURE PROVISIONS).

## **22-144 - Use Group IV – uses permitted by special permit**



LAST AMENDED

6/6/2024

For #uses# denoted with “○” in Section [22-141](#) (Use Group IV – general use allowances), the provisions of this Section shall apply.

- (a) The following #uses# may be permitted in all #Residence Districts# by special permit of the Board of Standards and Appeals:
  - (1) Radio or television towers may be permitted in accordance with Section [73-141](#) (Radio or television towers).
  - (2) Telephone exchanges or other communications equipment structures may be permitted in accordance with Section [73-142](#) (Telephone exchanges or other communications equipment structures).
  - (3) Electric utility substations on a site no greater than 40,000 square feet may be permitted in accordance with Section [73-143](#) (Electric or gas utility substations).
  - (4) Gas utility substations may be permitted in accordance with Section [73-143](#) (Electric or gas utility substations).
  - (5) Public utility stations for oil or gas metering or regulating may be permitted in accordance with Section [73-144](#) (Public utility stations or terminal facilities).
  - (6) Terminal facilities at river crossings for access to electric, gas or steam lines may be permitted in accordance with Section [73-144](#) (Public utility stations or terminal facilities).
  - (7) Water pumping stations may be permitted in accordance with Section [73-145](#) (Water pumping stations).
  - (8) Public transit or railroad electric substations on a site no greater than 40,000 square feet may be permitted in accordance with Section [73-146](#) (Public transit or railroad electric substations);
- (b) The following #uses# may be permitted in all #Residence Districts# by special permit of the City Planning Commission, except as otherwise specified:
  - (1) Fire or police stations may be permitted in accordance with Section [74-141](#) (Fire or police stations).
  - (2) Electric utility substations on a site greater than 40,000 square feet may be permitted in accordance with Section [74-142](#) (Electric utility substations).
  - (3) Sewage disposal plants may be permitted in accordance with Section [74-143](#) (Sewage pumping stations and sewage disposal plants).
  - (4) Sewage pumping stations may be permitted in accordance with Section [74-143](#) (Sewage pumping stations and sewage disposal plants).

- (5) Docks for ferries or water taxis may be permitted in all #Residence Districts#, except R1 and R2 Districts, in accordance with Section [62-833](#) (Docks for ferries or water taxis in Residence Districts). However, in R6 through R12 Districts, when located within Community District 1 in the Borough of Brooklyn, such docks are permitted by certification by the Chairperson of the City Planning Commission, pursuant to Section [62-813](#) (Docking facilities for ferries or water taxis in certain waterfront areas).
- (6) Public transit or railroad electric substations on a site greater than 40,000 square feet may be permitted in accordance with Section [74-147](#) (Public transit or railroad electric substations).
- (7) Railroad passenger stations may be permitted in accordance with Section [74-148](#) (Railroad passenger stations).
- (8) Seaplane bases may be permitted in accordance with Section [74-149](#) (Seaplane Bases).

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## **22-15 - Use Group V – Transient Accommodations**

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LAST AMENDED  
12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

Use Group V consists of #uses# for transient occupancy of various types. In #Residence Districts#, such #uses# shall include:

- (a) overnight camps, where allowed by special permit of the Board of Standards and Appeals, in accordance with Section [73-151](#) (Overnight camps); and
- (b) in R10H Districts, #transient hotels#, where allowed by special permit of the City Planning Commission, in accordance with Section [74-151](#) (In R10H Districts).

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## **22-17 - Use Group VII – Offices and Laboratories**

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LAST AMENDED  
12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

Use Group VII consists of #uses# that provide administrative and research workspaces for business, professional or governmental purposes. In #Residence Districts#, such #uses# shall include:

- (a) laboratories, where allowed by special permit of the City Planning Commission, in accordance with Section [74-171](#) (Laboratories); and
- (b) offices, where allowed within the #flood zone#, by special permit of the Board of Standards and Appeals, in accordance with Section [73-171](#) (Ground floor offices in the flood zone).

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## **22-18 - Use Group VIII – Recreation, Entertainment and Assembly Spaces**

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LAST AMENDED  
12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

Use Group VIII consists of #uses# that provide recreation and entertainment opportunities, as well as other places of assembly. In #Residence Districts#, such #uses# shall include:

- (a) outdoor day camps, where allowed by special permit of the Board of Standards and Appeals, in accordance with Section [73-184](#) (Outdoor day camps); and
- (b) riding academies or stables, where allowed by special permit of the Board of Standards and Appeals, in accordance with Section [73-185](#) (Riding Academies or Stables).