

## **Zoning Resolution**

THE CITY OF NEW YORK

CITY PLANNING COMMISSION

Eric Adams, Mayor

Daniel R. Garodnick, Chair

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

File generated by https://zr.planning.nyc.gov on 7/31/2025

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

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:

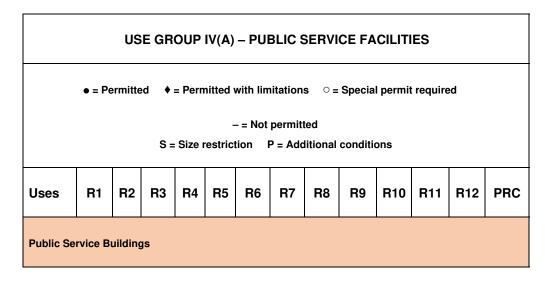
- (a) Section 22-141 (Use Group IV general use allowances) which includes the compilation of #uses# in the Use Group tables;
- (b) Section 22-142 (Use Group IV uses subject to size limitations) for size restrictions that apply to certain #uses#, as denoted with an "S" in the Use Group tables;
- (c) Section 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.

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

LAST AMENDED 12/5/2024

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



| Court<br>houses         | _                | _ | _ | _ | _ | _ | _ | _ | _ | _ | _ | _ | A4 |
|-------------------------|------------------|---|---|---|---|---|---|---|---|---|---|---|----|
| Fire or police stations | 0                | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | A4 |
| Other Fac               | Other Facilities |   |   |   |   |   |   |   |   |   |   |   |    |
| Prisons                 | -                | - | _ | - | - | _ | - | _ | - | ı | _ | ı | G  |

#### B. Infrastructure

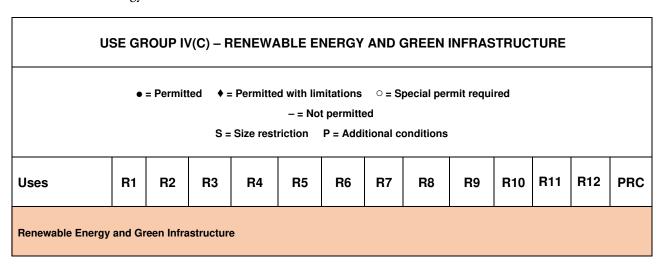
#### **USE GROUP IV(B) – INFRASTRUCTURE** • = Permitted • = Permitted with limitations ○ = Special permit required - = Not permitted S = Size restriction P = Additional conditions R2 R9 R12 PRC Uses R1 R3 R4 R5 R6 **R7** R8 R10 R11 **Communication Infrastructure** Radio or 0 0 0 0 0 0 0 0 0 0 0 0 N/A television towers, non-#accessory# Telephone 0 0 0 0 0 0 0 0 0 0 0 N/A exchanges or other communications equipment structures **Electric and Gas Infrastructure**

| Electric power or steam generating plants  | _            | _     | _       | _       | _      | - | П | ı | Т | Ι | _ | - | D2  |
|--|--------------|-------|---------|---------|--------|---|---|---|---|---|---|---|-----|
| Electric utility substation  | 0            | 0     | 0       | 0       | 0      | 0 | 0 | 0 | 0 | 0 | 0 | 0 | N/A |
| Gas utility substations  | 0            | 0     | 0       | 0       | 0      | 0 | 0 | 0 | 0 | 0 | 0 | 0 | N/A |
| Public utility<br>stations for oil<br>or gas metering<br>or regulating                               | 0            | 0     | 0       | 0       | 0      | 0 | 0 | 0 | 0 | 0 | 0 | 0 | N/A |
| Terminal facilities at river crossings for access to electric, gas, or steam lines                   | 0            | 0     | 0       | 0       | 0      | 0 | 0 | 0 | 0 | 0 | 0 | 0 | N/A |
| Sewage, Storm \  | <b>Nater</b> | and W | aste Ir | nfrastr | ucture | 9 |   |   |   |   |   |   |     |
| Composting   | _            | _     | _       | _       | _      | П | ı | П | - | - | _ | - | D2  |
| Dumps, recycling or material recovery facilities, marine transfer stations for garbage or slag piles | _            | _     | _       | _       | _      | - | _ | - | - | - | - | - | D2  |
| Incineration or reduction of garbage, offal or dead animals  | _            | -     | -       | -       | -      | - | - | - | - | - | - | - | D1  |

| Radioactive waste disposal services involving the handling or storage of radioactive waste   | -                             | - | - | - | - | - | - | - | - | - | - | - | D1  |
|--|-------------------------------|---|---|---|---|---|---|---|---|---|---|---|-----|
| Sewage<br>disposal plants  | 0                             | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | D1  |
| Water or<br>sewage<br>pumping<br>stations  | 0                             | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | N/A |
| Transportation I   | Transportation Infrastructure |   |   |   |   |   |   |   |   |   |   |   |     |
| Airports   | -                             | _ | - | - | - | - | - | - | - | _ | _ | _ | N/A |
| Boat launching facilities for non-commercial pleasure boats  | _                             | - | _ | _ | _ | - | - | _ | - | - | - | - | N/A |
| Bus stations   | _                             | - | - | _ | - | - | - | - | - | _ | _ | _ | N/A |
| Docks  | _                             | _ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | G   |
| Freight terminals, yards or appurtenances, or facilities or services used or required in railroad operations, but not including passenger stations | _                             | _ | _ | - | _ | _ | - | _ | - | - | - | - | D2  |

| Heliports  | - | - | - | _ | - | - | - | - | - | _ | _ | _ | N/A |
|--|---|---|---|---|---|---|---|---|---|---|---|---|-----|
| Mooring<br>facilities for<br>non-commercial<br>pleasure boats          | _ | _ | _ | _ | _ | _ | _ | 1 | _ | _ | - | _ | N/A |
| Public transit or railroad electric substations                        | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | D2  |
| Public transit<br>yards, including<br>accessory<br>motor fuel<br>pumps | _ | _ | _ | _ | _ | _ | _ | - | _ | _ | _ | _ | D2  |
| #Railroad right-<br>of-way#  | • | • | • | • | • | • | • | • | • | • | • | • | N/A |
| Railroad<br>passenger<br>stations                                      | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | N/A |
| Seaplane bases   | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | N/A |
| Truck weighing stations  | - | - | _ | - | - | - | _ | - | _ | - | - | _ | D2  |

## C. Renewable Energy and Green Infrastructure



| #Energy infrastructure equipment#         | • S P | •<br>S P | • S P | •<br>S P | N/A |
|---|-------|----------|-------|----------|----------|----------|----------|----------|----------|----------|----------|----------|-----|
| Public bicycle and micromobility parking  | _     | _        | ı     | I        | Ι        | Ι        | -        | Т        | Т        | -        | ı        |          | 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 "O" 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 <u>73-144</u> (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 <u>73-145</u> (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 <u>74-143</u> (Sewage pumping stations and sewage disposal plants).
  - (4) Sewage pumping stations may be permitted in accordance with Section <u>74-143</u> (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 <u>74-149</u> (Seaplane Bases).