Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

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

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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 " " 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

USE GROUP IV(A) – PUBLIC SERVICE FACILITIES												
? = Permitted ? = Permitted with limitations ? = Special permit required **– = Not permitted** **S = Size restriction P = Additional conditions**												
Uses	**R1**	**R2**	**R3**	**R4**	**R5**	**R6**	**R7**	**R8**	**R9**	**R10**	**R11**	**R12**
Public Service Buildings												
Court houses	–	–	–	–	–	–	–	–	–	–	–	–
Fire or police stations	?	?	?	?	?	?	?	?	?	?	?	?
Other Facilities												
Prisons	–	–	–	–	–	–	–	–	–	–	–	–

B. Infrastructure

USE GROUP IV(B) – INFRASTRUCTURE
? = Permitted ? = Permitted with limitations ? = Special permit required **– = Not permitted** **S = Size restriction P = Additional conditions**

Uses	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12
Communication Infrastructure												
Radio or television towers, non-#accessory#	?	?	?	?	?	?	?	?	?	?	?	?
Telephone exchanges or other communications equipment structures	?	?	?	?	?	?	?	?	?	?	?	?
Electric and Gas Infrastructure												
Electric power or steam generating plants	–	–	–	–	–	–	–	–	–	–	–	–
Electric utility substation	?	?	?	?	?	?	?	?	?	?	?	?
Gas utility substations	?	?	?	?	?	?	?	?	?	?	?	?
Public utility stations for oil or gas metering or regulating	?	?	?	?	?	?	?	?	?	?	?	?
Terminal facilities at river crossings for access to electric, gas, or steam lines	?	?	?	?	?	?	?	?	?	?	?	?
Sewage, Storm Water and Waste Infrastructure												

Composting	–	–	–	–	–	–	–	–	–	–	–	–
Dumps, recycling or material recovery facilities, marine transfer stations for garbage or slag piles	–	–	–	–	–	–	–	–	–	–	–	–
Incineration or reduction of garbage, offal or dead animals	–	–	–	–	–	–	–	–	–	–	–	–
Radioactive waste disposal services involving the handling or storage of radioactive waste	–	–	–	–	–	–	–	–	–	–	–	–
Sewage disposal plants	?	?	?	?	?	?	?	?	?	?	?	?
Water or sewage pumping stations	?	?	?	?	?	?	?	?	?	?	?	?
Transportation Infrastructure												
Airports	–	–	–	–	–	–	–	–	–	–	–	–
Boat launching facilities for non-commercial pleasure boats	–	–	–	–	–	–	–	–	–	–	–	–
Bus stations	–	–	–	–	–	–	–	–	–	–	–	–

Docks	–	–	?	?	?	?	?	?	?	?	?	?
Freight terminals, yards or appurtenances, or facilities or services used or required in railroad operations, but not including passenger stations	–	–	–	–	–	–	–	–	–	–	–	–
Heliports	–	–	–	–	–	–	–	–	–	–	–	–
Mooring facilities for non-commercial pleasure boats	–	–	–	–	–	–	–	–	–	–	–	–
Public transit or railroad electric substations	?	?	?	?	?	?	?	?	?	?	?	?
Public transit yards, including accessory motor fuel pumps	–	–	–	–	–	–	–	–	–	–	–	–
#Railroad right-of-way#	?	?	?	?	?	?	?	?	?	?	?	?
Railroad passenger stations	?	?	?	?	?	?	?	?	?	?	?	?

Seaplane bases	?	?	?	?	?	?	?	?	?	?	?	?
Truck weighing stations	–	–	–	–	–	–	–	–	–	–	–	–

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										
Uses	**R1**	**R2**	**R3**	**R4**	**R5**	**R6**	**R7**	**R8**	**R9**	**R10**
Renewable Energy and Green Infrastructure										
#Energy infrastructure equipment#	? S P	? S P	? S P	? S P	? S P	? S P	? S P	? S P	? S P	? S P
Public bicycle and micromobility parking	–	–	–	–	–	–	–	–	–	–
Recycling, or organic material, receiving	–	–	–	–	–	–	–	–	–	–

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 Section22-141 (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).