

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

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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 "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

	USE GROUP IV(A) – PUBLIC SERVICE FACILITIES												
	 ● = Permitted ♦ = Permitted with limitations ○ = Special permit required - = Not permitted S = Size restriction P = Additional conditions 												
Uses													
Public Se	Public Service Buildings												
Court 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	-	_	_	1	_	1	_	_	_	_	1	G

B. Infrastructure

USE GROUP IV(B) – INFRASTRUCTURE ♦ = Permitted with limitations ○ = Special permit required • = Permitted - = Not permitted S = Size restriction P = Additional conditions R12 PRC Uses R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 **Communication Infrastructure** Radio or 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 0 N/A exchanges or other communications equipment structures **Electric and Gas Infrastructure** Electric power D2 or steam generating plants

Ī															
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 stations for oil or gas metering 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 \	Nater :	and W	aste Ir	Sewage, Storm Water and Waste Infrastructure											
Composting	_	-	-	_	_	_	_	-	-	_	_	_	D2		
Dumps, recycling or material recovery facilities, marine transfer stations for garbage or slag piles	-	-	-	-	_		-	-	-	-	-	- 1	D2		

		_	_	_	_		-	-	-	-	-	D1
0	0	0	0	0	0	0	0	0	0	0	0	D1
0	0	0	0	0	0	0	0	0	0	0	0	N/A
ıfrastr	ructure	9										
-	-	_	_	-	_	_	-	-	_	-	_	N/A
	-	-	_	-	-	-	-	-	-	-	-	N/A
1	ı	-	-	_	_	-	-	_	_	1	_	N/A
-	ı	0	0	0	0	0	0	0	0	0	0	G
	o nifrasti	o o	o o o	o o o o o o o o o o o o o o o o o o o	o o o o o o o o o o o o o o o o o o o		nfrastructure					

Freight terminals, yards or appurtenances, or facilities or services used or required in railroad operations, but not including passenger stations	_	_	-	-	_	-		-	-	-	_	-	D2
Heliports	-	-	П	_	_	П	I	l	Н	_	_	_	N/A
Mooring facilities for non-commercial pleasure boats	_	_	_	-	_	_	-	_	-	-	-	-	N/A
Public transit or railroad electric substations	0	0	0	0	0	0	0	0	0	0	0	0	D2
Public transit yards, including accessory motor fuel pumps	-	-	-	-	-	-	-		-	-	-	-	D2
#Railroad right- of-way#	•	•	•	•	•	•	•	•	•	•	•	•	N/A
Railroad passenger 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	_	_	П	_	_	-	_	-	_	_	_	_	D2

C. Renewable Energy and Green Infrastructure

USE	USE GROUP IV(C) – RENEWABLE ENERGY AND GREEN INFRASTRUCTURE											
● = Permitted												
Uses	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	PRC	
Renewable Energy an	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	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 "O" in Section 22-141 (Ose 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 <u>73-141</u> (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 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 <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 R10 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).