



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

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

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LAST AMENDED  
12/5/2024

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:

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

LAST AMENDED  
12/5/2024

### A. Public Service Facilities

<b>USE GROUP IV(A) – PUBLIC SERVICE FACILITIES</b>													
<p>● = Permitted    ♦ = Permitted with limitations    ○ = Special permit required</p> <p>– = Not permitted</p> <p>S = Size restriction    P = Additional conditions</p>													
<b>Uses</b>	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>	<b>R5</b>	<b>R6</b>	<b>R7</b>	<b>R8</b>	<b>R9</b>	<b>R10</b>	<b>R11</b>	<b>R12</b>	<b>PRC</b>
<b>Public Service Buildings</b>													



[illegible]

[illegible]



#Energy infrastructure equipment#	● S P	● S P	● 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 “○” 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).