

## **Zoning Resolution**

THE CITY OF NEW YORK

CITY PLANNING COMMISSION

Eric Adams, Mayor

Daniel R. Garodnick, Chair

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

File generated by https://zr.planning.nyc.gov on 12/1/2025

## 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 <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 <u>62-833</u> (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 <u>62-813</u> (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 <u>74-148</u> (Railroad passenger stations).
- (8) Seaplane bases may be permitted in accordance with Section 74-149 (Seaplane Bases).