



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

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LAST AMENDED

6/6/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

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

6/6/2024

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											
<p>● = Permitted ♦ = Permitted with limitations ○ = Special permit required – = Not permitted S = Size restriction P = Additional conditions</p>											
Uses	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	PRC
Public Service Buildings											

Docks	-	-	o	o	o	o	o	o	o	o	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 facilities for non-commercial pleasure boats	-	-	-	-	-	-	-	-	-	-	N/A
Public transit or railroad electric substations	o	o	o	o	o	o	o	o	o	o	D2
Public transit yards, including accessory motor fuel pumps	-	-	-	-	-	-	-	-	-	-	D2
Railroad or transit rights-of-way	•	•	•	•	•	•	•	•	•	•	N/A
Railroad passenger stations	o	o	o	o	o	o	o	o	o	o	N/A
Seaplane bases	o	o	o	o	o	o	o	o	o	o	N/A
Truck weighing stations	-	-	-	-	-	-	-	-	-	-	D2

C. Renewable Energy and Green Infrastructure

USE GROUP IV(C) – RENEWABLE ENERGY AND GREEN INFRASTRUCTURE

<p style="text-align: center;">● = Permitted ♦ = Permitted with limitations ○ = Special permit required – = Not permitted S = Size restriction P = Additional conditions</p>											
Uses	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	PRC
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

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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 [26-60](#) (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 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).