Zoning Resolution

THE CITY OF NEW YORK
Bill de Blasio, Mayor

CITY PLANNING COMMISSION
Marisa Lago, Chair

22-14 - Use Group 4

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Use Group 4 consists primarily of community facilities that:

(1) may appropriately be located in residential areas to provide recreational, religious, health and other essential services for the residents; or

(2) can perform their activities more effectively in a residential environment, unaffected by objectionable influences from adjacent medium and heavy industrial uses; and

(3) do not create significant objectionable influences in residential areas.

Those open uses of land which are compatible with a residential environment are also included.

A. Community facilities

Ambulatory diagnostic or treatment health care facilities, limited to public, private, for-profit or not-for-profit medical, health and mental health care facilities licensed by the State of New York, or a facility in which patients are diagnosed or treated by health care professionals, licensed by the State of New York or by persons under the supervision of such licensee for medical, health or mental health conditions, and where such patients are ambulatory rather than admitted. Such facilities shall not include the practice of veterinary medicine, physical culture or health establishments, or ophthalmic dispensing. In buildings containing residences, such facilities shall be limited to locations below the level of the first story ceiling, except that such facilities may be located on a second story provided there is separate access from the outside or directly from a portion of such facility located on the ground floor.

Clubs, except:

(a) clubs, the chief activity of which is a service predominantly carried on as a business;

(b) non-commercial outdoor swimming pool clubs;

(c) any other non-commercial clubs with outdoor swimming pools located less than 500 feet from any lot line; or

(d) any activity or use listed within the definitions of either adult physical culture establishments or physical culture or health establishments in Section 12-10

Community centers or settlement houses

Houses of worship, rectories or parish houses

Monasteries, convents or novitiates used only for living purposes, provided that such use is to be part of a group of buildings accommodating house of worship activities, schools or other house of worship facilities that existed on December 15, 1961, or any applicable subsequent amendment thereto, and that such use is to be located on the same zoning lot with one or more buildings in such group of buildings or on a zoning lot that is contiguous thereto or directly across the street on which such buildings face.

Non-commercial recreation centers
Non-profit hospital staff dwellings restricted to location on the same zoning lot as the non-profit or voluntary hospital and related facilities or on a separate zoning lot immediately contiguous thereto

Non-profit or voluntary hospitals and related facilities, except animal hospitals

Philanthropic or non-profit institutions without sleeping accommodations excluding ambulatory diagnostic or treatment health care facilities listed in Use Group 4, provided that the number of persons employed in central office functions shall not exceed 50, and the amount of floor area used for central office purposes shall not exceed 25 percent of the total floor area or 25,000 square feet, whichever is greater, except that in R1, R2, R3, R4, R5, R6 or R7 Districts, the amount of floor area used for central office purposes shall in no event exceed 25 percent of the total floor area

Proprietary hospitals and related facilities, except animal hospitals

Seminaries

Welfare centers

B. Open uses

Agricultural uses, including greenhouses, nurseries, or truck gardens, provided that no offensive odors or dust are created, and that there is no sale of products not produced on the same zoning lot

Cemeteries

Golf courses

Outdoor tennis courts or ice skating rinks, provided that all lighting shall be directed away from nearby residences

Public parks or playgrounds or private parks

Railroad or transit rights-of-way

C. Accessory uses

1 Not permitted in R1 or R2 Districts. In R3-1, R3A, R3X, R4-1, R4A or R4B Districts, such use shall be limited to a maximum of 1,500 square feet of floor area. However, in R3-1, R3A, R3X, R4-1 or R4A Districts in lower density growth management areas, ambulatory diagnostic or treatment health care facilities shall be limited, on any zoning lot, to 1,500 square feet of floor area, including cellar space, except that where a zoning lot contains a hospital, as defined in the New York State Hospital Code, or a long-term care facility, such 1,500 square feet restriction shall not include cellar space

2 Not permitted in R1 or R2 Districts as-of-right

3 Use of railroad or transit air space is subject to the provisions of Section 22-41 (Air Space Over a Railroad or Transit Right-of-way or Yard)