Zoning Resolution

THE CITY OF NEW YORK
Bill de Blasio, Mayor

CITY PLANNING COMMISSION
Marisa Lago, Chair

22-20 - USES PERMITTED BY SPECIAL PERMIT

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In the districts indicated, the following uses are permitted by special permit of the Board of Standards and Appeals, in accordance with standards set forth in Article VII, Chapter 3.

**R3-1, R3A, R3X, R4-1, R4A, R4B,**

Ambulatory diagnostic or treatment health care facilities listed in Use Group 4, limited to a maximum of 10,000 square feet of floor area.

**R1 R2 R3 R4 R5 R6 R7 R8 R9 R10**

Camps, overnight or outdoor day [PRC-H]

R1 R2

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; or

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

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

**R1 R2**

Colleges or universities, including professional schools, but excluding business colleges or trade schools

**R1 R2**

College or school student dormitories or fraternity or sorority student houses

**R1 R2**

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

**R1 R2 R3 R4 R5 R6 R7 R8 R9 R10**

Public utility or public service facilities

Electric or gas utility substations, limited in each case to a site of not more than 10,000 square feet

Electric utility substations, limited to a site of not less than 10,000 square feet nor more than 40,000 square feet
Public transit or railroad electric substations, limited in each case to a site of not less than 10,000 square feet nor more than 40,000 square feet

Public utility stations for oil or gas metering or regulating

Telephone exchanges or other communications equipment structures

Terminal facilities at river crossings for access to electric, gas or steam lines

Water or sewage pumping stations

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

Radio or television towers, non-accessory#

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

Riding academies or stables [PRC-C]

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

Sand, gravel, or clay pits

R1 R2

Welfare centers

**22-22 - By the City Planning Commission**

LAST AMENDED
3/22/2016

In the districts indicated, the following uses are permitted by special permit of the City Planning Commission, in accordance with standards set forth in Article VII, Chapter 4, or as otherwise indicated in this Section.

R3 R4 R5 R6 R7 R8 R9 R10

Docks for ferries or water taxis as listed in Use Group 6 pursuant to Section 62-832 (Docks for ferries or water taxis in Residence Districts), except in R6 through R10 Districts in Community District 1 in the Borough of Brooklyn

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

Fire stations [PRC-C]

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

Long-term care facilities#

Long-term care facilities# in R1 and R2 Districts

Long-term care facilities# in Community District 11 in the Borough of the Bronx, Community District 8 in the Borough of Manhattan, Community District 14 in the Borough of Queens, and Community District 1 in the Borough of Staten Island, developments# of nursing homes, as defined in the New York State Public Health Law, or enlargements# of existing nursing homes that increase the existing floor area# by 15,000 square feet or more
Non-commercial clubs with outdoor swimming pools less than 500 feet from any lot line

Non-commercial outdoor swimming pool clubs

Non-profit hospital staff dwellings located not more than 1,500 feet from the non-profit or voluntary hospital

Police stations [PRC-C]

Public transit, railroad or electric utility substations, limited in each case to a site of not less than 40,000 square feet and not more than 10 acres

Railroad passenger stations

Seaplane bases

Sewage disposal plants

#Transient hotels#

#Uses# listed in a permitted Use Group for which #railroad or transit air space# is #developed#