



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# Chapter 2 - Use Regulations

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# Chapter 2 - Use Regulations

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## 22-00 - GENERAL PROVISIONS

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LAST AMENDED

12/5/2024

In order to carry out the purposes and provisions of this Resolution, the #uses# within #buildings or other structures# as well as the open #uses# of #zoning lots#, or portions thereof, have been classified and combined into 10 separate Use Groups with similar characteristics. For the purposes of establishing permitted #uses# in this Resolution, references to permitted #uses# in the Use Groups, or any sub-categories therein, shall include all #accessory# #uses# thereto. Use Groups I, II, III, IV, V, VI, VII and VIII, are permitted in #Residence Districts# subject to the provisions of the following Sections:

- (a) Sections [22-11](#) (Use Group I – Agriculture and Open Uses) through [22-18](#) (Use Group VIII – Recreation, Entertainment and Assembly Spaces), inclusive, which establish general #use# allowances in Use Groups I through VIII, including each #use# listed separately therein, by #Residence District#, and additional provisions for certain #uses# where applicable.
- (b) Section [22-20](#) (SIGN REGULATIONS), inclusive, which sets forth regulations for permitted #signs#.

The #use# provisions of this Chapter may be modified or superseded by special rules for certain areas in Article I (General Provisions), Article VI (Special Regulations Applicable to Certain Areas), and through Special Purpose Districts.

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## 22-10 - USE ALLOWANCES

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LAST AMENDED

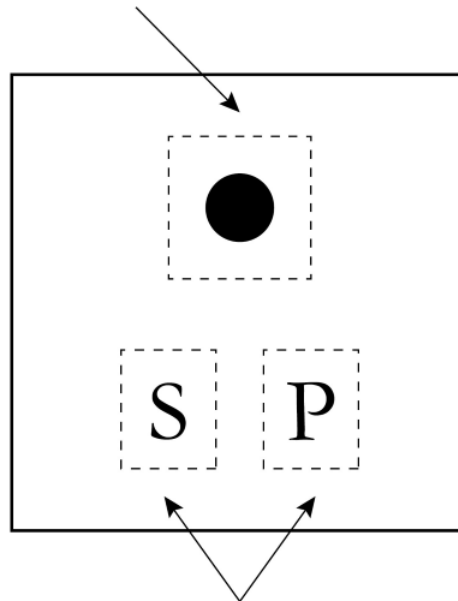
6/6/2024

The provisions of Sections [22-11](#) (Use Group I – Agriculture and Open Uses) through [22-18](#) (Use Group VIII – Recreation, Entertainment and Assembly Spaces) establish #use# allowances by Use Group. A brief statement is inserted at the start of each Section to describe and clarify the basic characteristics of that Use Group. For Use Groups I through IV, #use# allowances by zoning district are summarized in Use Group tables. For each #use# and zoning district, the tables contain up to two levels of notation in a particular cell:

- (a) The top level will always contain a symbol and denotes:
  - (1) permitted as-of-right (“●”);
  - (2) permitted as-of-right in some instances, but with broad #use# limitations on as-of-right applicability, either by district or geographic restrictions (“◆”);
  - (3) allowed by special permit (“○”) of the Board of Standards and Appeals or the City Planning Commission; or
  - (4) not permitted in the district (“–”).
- (b) The second level may or may not be present, depending on the #use# and the zoning district. Where present, the table denotes one or more allowances or restrictions on the as-of-right #use#. Specifically, they denote where the following apply:
  - (1) size restrictions (“S”), including establishment or #lot area# size limitations or person capacities; or
  - (2) additional conditions (“P”), including environmental standards or other measures other than size restrictions.

Such notations are illustrated in the following diagram:

For a given zoning district, #use# allowances are denoted as permitted as-of-right (“●”), with limited applicability (“◆”), by special permit (“○”) or not permitted in such district (“–”)



Additional conditions and requirements are grouped below #use# allowances. Such provisions include size restrictions (“S”) and additional conditions (“P”)

Where a #use# is permitted and no second level symbology is included, the #use# is permitted without size restrictions, additional conditions, or exemptions from enclosure requirements.

Use Group tables, except in Section [22-12](#) (Use Group II – Residences), also show the parking requirement category, denoted as “PRC”, for the applicable #use#, where applicable. PRC letters A through G refer to the classification of permitted non-residential #uses# to determine required accessory off-street parking spaces as set forth in the table in Section [25-31](#) (General Provisions). Subcategories within, denoted by number suffices, indicate variations of the same parking category. Where the PRC for a #use# is denoted as “N/A”, no parking requirement applies except as specified in other provisions of this Resolution.

Subsections following the table for a particular Use Group contain specific provisions applicable to certain #uses#, including size restrictions or additional conditions. Other subsections contain references for #uses# permitted by special permits of the Board of Standards and Appeals or the City Planning Commission, or provisions for #uses# where two PRCs are assigned.

The following diagram provides an illustrative example of how such provisions are notated across zoning districts for a given #use#:

### ILLUSTRATIVE EXAMPLE

Uses	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	PRC
Category											
Sample Use	○	○	•	•	•	•	•	•	•	•	G

In R1 and R2 Districts, this use is permitted by special permit by the City Planning Commission or the Board of Standards and Appeals

In R3 through R10 Districts, this use is permitted as-of-right

Parking Requirement Category

## 22-11 - Use Group I – Agriculture and Open Uses

LAST AMENDED  
12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

Use Group I consists of various primarily open #uses# of land. The provisions regulating #uses# classified in this Use Group are set forth as follows:

- Section [22-111](#) (Use Group I – general use allowances) which includes the compilation of #uses# in the Use Group table;
- Section [22-112](#) (Use Group I – uses subject to additional conditions) for additional conditions that apply to certain #uses#, as denoted with a “P” in the Use Group table;
- Section [22-113](#) (Use Group I – uses permitted by special permit) for #uses# permitted by special permit by the Board of Standards and Appeals, as denoted with “○” in the Use Group Table; and
- Section [22-114](#) (Use Group I – additional provisions for parking requirement category) for #uses# with more than one parking requirement category or other applicable parking provisions, as denoted with “\*” in the Use Group table.

### 22-111 - Use Group I – general use allowances

LAST AMENDED  
12/5/2024

The following table includes #uses# classified as Use Group I and sets forth their allowances by #Residence District#. Notations

found in the table are further described in Section [22-10](#) (USE ALLOWANCES). Where permitted as-of-right in a #Residence District#, such #uses# shall be unenclosed, except for ancillary #buildings or other structures#.

[illegible]

Sand, gravel, or clay pits	○	○	○	○	○	○	○	○	○	○	○	○	N/A
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22-112 - Use Group I – uses subject to additional conditions

LAST AMENDED  
6/6/2024

For #uses# denoted with a “P” in Section 22-111 (Use Group I – general use allowances), the following provisions shall apply:

- (a) Agricultural #uses# in all #Residence Districts#, including greenhouses, nurseries, or truck gardens, are permitted provided that no offensive odors or dust are created, and that there is no sale of products not produced on the same #zoning lot#.
- (b) Outdoor racket courts or skating rinks in all #Residence Districts# are permitted provided that all lighting shall be directed away from nearby #residences#.

22-113 - Use Group I – uses permitted by special permit

LAST AMENDED  
6/6/2024

For #uses# denoted with “○” in Section 22-111 (Use Group I – general use allowances), the following provisions of this Section shall apply:

- (a) Outdoor racket courts or skating rinks may be permitted in R1 or R2 Districts by special permit of the Board of Standards and Appeals, in accordance with Section 73-111 (Outdoor racket courts or skating rinks).
- (b) Sand, gravel or clay pits may be permitted in all #Residence Districts# by special permit of the Board of Standards and Appeals, in accordance with the provisions of Section 73-112 (Sand, gravel or clay pits).

22-114 - Use Group I – additional provisions for parking requirement category

LAST AMENDED  
6/6/2024

For permitted #uses# denoted with “\*\*” for parking requirement category (PRC) in Section 22-111 (Use Group I – general use allowances), the provisions of this Section shall apply. For golf courses, the portion of such facility used for golf course club houses shall be classified as PRC B3. All other portions of a golf course shall not be subject to any parking requirements.

22-12 - Use Group II – Residences

LAST AMENDED  
12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

Use Group II consists of #residences# of various types. The provisions regulating #uses#

classified in this Use Group are set forth as follows:

- (a) Section [22-121](#) (Use Group II – general use allowances) which includes the compilation of #uses# in the Use Group table; and
- (b) Section [22-122](#) (Use Group II – uses subject to additional conditions) for additional conditions that apply to certain #uses#, as denoted with a “P” in the Use Group table.

22-121 - Use Group II – general use allowances

LAST AMENDED  
12/5/2024

The following table includes #uses# classified as Use Group II and sets forth their allowances by #Residence District#. Notations found in the table are further described in Section [22-10](#) (USE ALLOWANCES).

USE GROUP II – RESIDENTIAL USES													
<div>● = Permitted   ♦ = Permitted with limitations   ○ = Special permit required</div> <div>– = Not permitted</div> <div>S = Size restriction   P = Additional conditions</div>													
Uses	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	
Residential Uses													
#Single-family residence#	#Detached#	●	●	●	●	●	●	●	●	●	●	●	●
	Other Types	● P	● P	● P	● P	● P		●	●	●	●	●	●
#Two-family residence#	#Detached#	● P	● P	●	●	●	●	●	●	●	●	●	●
	Other Types	● P	● P	● P	● P	● P		●	●	●	●	●	●
All other types of #residences#, including #apartment hotels# and #affordable independent residences for seniors#		● P	● P	● P	● P	● P		●	●	●	●	●	●

## 22-122 - Use Group II – uses subject to additional conditions

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LAST AMENDED

12/5/2024

For #uses# denoted with a “P” in Section [22-121](#) (Use Group II – general use allowances), the following provisions shall apply:

- (a) In R1 through R5 Districts, on #qualifying residential sites#, any type of #residence# shall be permitted; and
- (b) In R1 through R5 Districts, for #zoning lots# that are not #qualifying residential sites#, the following limitations shall apply:
  - (1) in R1 and R2 Districts, #residential uses# shall be limited to #single-family# #detached# #residences#;
  - (2) in R3A Districts, #residential uses# shall be limited to #single-# or #two-family# #detached# #residences# and #single-# or #two-family# #zero lot line buildings#;
  - (3) in R3-1 Districts, #residential uses# shall be limited to #single-# or #two-family# #residences#, #detached# or #semi-detached#;
  - (4) in R3X, R4A and R5A Districts, #residential uses# shall be limited to #single-# or #two-family# #detached# #residences#;
  - (5) in R4-1 Districts, #residential uses# shall be limited to #single-# or #two-family# #residences#, #detached# or #semi-detached#, or #single-# or #two-family# #zero lot line buildings#; and
  - (6) in R4B Districts, #residential uses# shall be limited to #single-# or #two-family# #residences# in #detached#, #semi-detached#, #attached#, or #zero lot line buildings#.

No #rooming units# shall be permitted on #zoning lots# where #residences# are limited to #single-# or #two-family residences#.

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## 22-13 - Use Group III – Community Facilities

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LAST AMENDED

12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

Use Group III consists of #uses# that provide educational, religious, health and other essential services. The provisions regulating #uses# classified in this Use Group are set forth as follows:

- (a) Section [22-131](#) (Use Group III – general use allowances) which includes the compilation of #uses# in the Use Group tables;
- (b) Section [22-132](#) (Use Group III – uses subject to size restrictions) for certain #uses#, as denoted with an “S” in the Use Group tables;
- (c) Section [22-133](#) (Use Group III – uses subject to additional conditions) for additional conditions that apply to certain #uses#, as denoted with a “P” in the Use Group tables;



- ## 22-131 - Use Group III – general use allowances

LAST AMENDED  
12/5/2024

### A. Community Facilities with Sleeping Accommodations

[illegible]

Rectories or parish houses with sleeping accommodations	●	●	●	●	●	●	●	●	●	●	●	●	N/A
Seminaries with sleeping accommodations	●	●	●	●	●	●	●	●	●	●	●	●	*
<b>Health Institutions and Facilities</b>													
#Long-term care facilities#	● P	● P	● P	● P	● P	● P	● P	● P	● P	● P	● P	● P	E3
#Non-profit hospital staff dwellings#	● P	● P	● P	● P	● P	● P	● P	● P	● P	● P	● P	● P	*
<b>Other Institutions and Facilities</b>													
Community centers or settlement houses with sleeping accommodations	●	●	●	●	●	●	●	●	●	●	●	●	B3
Non-commercial clubs with sleeping accommodations	○	○	● P	● P	● P	● P	● P	● P	● P	● P	● P	● P	B3
Philanthropic or non-profit institutions with sleeping accommodations	● S	● S	● S	● S	● S	● S	● S	● S	● S	● S	● S	● S	E3

## B. Community Facilities without Sleeping Accommodations

USE GROUP III(B) – COMMUNITY FACILITIES WITHOUT SLEEPING ACCOMMODATIONS	
100	Public Buildings
110	City or Town Hall
120	Courthouse
130	Police Station
140	Fire Station
150	Public Library
160	Public Office Building
170	Public Warehouse
180	Public Garage
190	Public Bathhouse
200	Public Recreation Building
210	Public Swimming Pool
220	Public Gymnasium
230	Public Tennis Court
240	Public Golf Course
250	Public Amusement Park
260	Public Casino
270	Public Hotel
280	Public Restaurant
290	Public Bar
300	Public Theater
310	Public Concert Hall
320	Public Auditorium
330	Public Convention Center
340	Public Exhibition Hall
350	Public Museum
360	Public Art Gallery
370	Public Zoo
380	Public Botanical Garden
390	Public Park
400	Public Cemetery
410	Public Crematorium
420	Public Funeral Home
430	Public Cemetery
440	Public Crematorium
450	Public Funeral Home
460	Public Cemetery
470	Public Crematorium
480	Public Funeral Home
490	Public Cemetery
500	Public Crematorium
510	Public Funeral Home
520	Public Cemetery
530	Public Crematorium
540	Public Funeral Home
550	Public Cemetery
560	Public Crematorium
570	Public Funeral Home
580	Public Cemetery
590	Public Crematorium
600	Public Funeral Home
610	Public Cemetery
620	Public Crematorium
630	Public Funeral Home
640	Public Cemetery
650	Public Crematorium
660	Public Funeral Home
670	Public Cemetery
680	Public Crematorium
690	Public Funeral Home
700	Public Cemetery
710	Public Crematorium
720	Public Funeral Home
730	Public Cemetery
740	Public Crematorium
750	Public Funeral Home
760	Public Cemetery
770	Public Crematorium
780	Public Funeral Home
790	Public Cemetery
800	Public Crematorium
810	Public Funeral Home
820	Public Cemetery
830	Public Crematorium
840	Public Funeral Home
850	Public Cemetery
860	Public Crematorium
870	Public Funeral Home
880	Public Cemetery
890	Public Crematorium
900	Public Funeral Home
910	Public Cemetery
920	Public Crematorium
930	Public Funeral Home
940	Public Cemetery
950	Public Crematorium
960	Public Funeral Home
970	Public Cemetery
980	Public Crematorium
990	Public Funeral Home

● = Permitted    ♦ = Permitted with limitations    ○ = Special permit required  
– = Not permitted  
S = Size restriction    P = Additional conditions

– = Not permitted  
S = Size restriction    P = Additional conditions

**S = Size restriction    P = Additional conditions**

Uses	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	PRC
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Educational Institutions
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[illegible][illegible]

Faith-based Institutions and Facilities
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[illegible][illegible][illegible]

Health Institutions and Facilities
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[illegible]

[illegible]

Philanthropic or non-profit institutions without sleeping accommodations excluding ambulatory diagnostic or treatment health care facilities	● S	● S	● S	● S	● S	● S	● S	● S	● S	● S	● S	● S	B3
Welfare centers	○	○	●	●	●	●	●	●	●	●	●	●	B3

22-132 - Use Group III – uses subject to size limitations



LAST AMENDED  
6/6/2024

- For #uses# denoted with a “S” in Section [22-131](#) (Use Group III – general use allowances), the following provisions shall apply:
- (a) For any philanthropic or non-profit institutions, with or without sleeping accommodations, in all #Residence Districts#, the number of persons employed in central office functions shall not exceed 50, and the amount of #floor area# used for such purposes shall not exceed 25 percent of the total #floor area#, or, in R8 through R12 Districts, 25,000 square feet, whichever is greater.
  - (b) Ambulatory diagnostic or treatment health care facilities in R3-1, R3A, R3X, R4-1, R4A or R4B Districts 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.
- In such #Residence Districts#, excluding #lower density growth management areas#, #ambulatory diagnostic or treatment health care facilities# may be permitted up to 10,000 square feet of #floor area# by special permit of the Board of Standards and Appeals, in accordance with Section [73-134](#) (Ambulatory diagnostic or treatment health care facilities).

22-133 - Use Group III – uses subject to additional conditions



LAST AMENDED  
12/5/2024

For #uses# denoted with a “P” in Section [22-131](#) (Use Group III – general use allowances), the following provisions shall apply:

- (a) #Long-term care facilities# in R1 and R2 Districts shall only be permitted as-of-right on #qualifying residential sites#. In all #Residence Districts# the #high-risk flood zone#, as defined in Section [64-11](#) (Definitions), or within the areas set forth in APPENDIX K (Areas With Nursing Home Restrictions), the #development# of nursing homes and nursing home portions of continuing care retirement communities, as defined in the New York State Public Health Law, or the #enlargement# of an existing nursing home that increases such #floor area# by more than 15,000 square feet, shall not be permitted on any portion of a #zoning lot# that is located within such areas.
- (b) #Non-profit hospital staff dwellings# in all #Residence Districts# shall be located on the same #zoning lot# as the non-profit or voluntary hospital and related facilities or on a separate #zoning lot# that is immediately contiguous thereto, or would be contiguous but for its separation by a #street# or a #street# intersection. However, such conditions may be modified by special permit of the City Planning Commission, as set forth in Section [74-132](#) (Non-profit hospital staff dwelling).
- (c) Ambulatory diagnostic or treatment health care facilities in R3 through R12 Districts shall be 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 or ophthalmic dispensing.
- (d) Non-commercial clubs in R3 through R12 Districts shall not include:
  - (1) clubs, the chief activity of which is a service predominantly carried on as a business;
  - (2) non-commercial outdoor swimming pool clubs; or
  - (3) any other non-commercial clubs with outdoor swimming pools located less than 500 feet from any #lot line#.

However, non-commercial outdoor swimming pool clubs or any non-commercial club with an outdoor swimming pool located less than 500 feet from any #lot line# may be permitted by special permit by the City Planning Commission, in accordance with Section [74-133](#) (Swimming pool clubs or certain non-commercial clubs).

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## 22-134 - Use Group III – uses permitted by special permit

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LAST AMENDED  
12/5/2024

For #uses# denoted with “O” in Section [22-131](#) (Use Group III – general use allowances), the provisions of this Section shall apply.

- (a) The following #uses# may be permitted in R1 or R2 Districts by special permit of the Board of Standards and Appeals:
  - (1) College or school student dormitories and fraternity or sorority student houses may be permitted in accordance with Section [73-131](#) (College or school student dormitories or fraternity or sorority student houses).
  - (2) Colleges or universities, including professional schools but excluding business colleges or trade schools may be permitted in accordance with Section [73-132](#) (Colleges or universities).
  - (3) Non-commercial clubs may be permitted in accordance with Section [73-135](#) (Non-commercial clubs).

(4) Welfare centers may be permitted in accordance with Section [73-136](#) (Welfare centers).

- (b) The following #uses# may be permitted in R1 or R2 Districts by special permit of the City Planning Commission: #long-term care facilities# in accordance with Section [74-131](#) (Long-term care facilities). However, #long-term care facilities# shall be permitted as-of-right on #qualifying residential sites#.

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## 22-135 - Use Group III – additional provisions for parking requirement category

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LAST AMENDED

12/5/2024

For permitted #uses# denoted with “\*” for parking requirement category (PRC) in Section [22-131](#) (Use Group III – general use allowances), the provisions of this Section shall apply.

- (a) #Non-profit hospital staff dwellings# shall be subject to parking requirements applicable to #residences#, in accordance with Section [25-024](#) (Applicability of regulations to non-profit hospital staff dwellings).
- (b) For colleges, universities or seminaries, the portion of such facility that is used for classrooms, laboratories, student centers or offices shall be classified as PRC G. The portion of such facility that is used for theaters, auditoriums, gymnasiums or stadiums shall be classified as PRC B2.

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

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LAST AMENDED

12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

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.

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

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LAST AMENDED

12/5/2024

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

[illegible]

## B. Infrastructure

[illegible]



[illegible]

[illegible]

[illegible]

Truck weighing stations	–	–	–	–	–	–	–	–	–	–	–	–	D2
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### C. Renewable Energy and Green Infrastructure

USE GROUP IV(C) – RENEWABLE ENERGY AND GREEN INFRASTRUCTURE													
● = Permitted   ♦ = Permitted with limitations   ○ = Special permit required – = Not permitted S = Size restriction   P = Additional conditions													
Uses	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	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	● 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).

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

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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).

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## 22-15 - Use Group V – Transient Accommodations

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LAST AMENDED  
12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

Use Group V consists of #uses# for transient occupancy of various types. In #Residence Districts#, such #uses# shall include:

- (a) overnight camps, where allowed by special permit of the Board of Standards and Appeals, in accordance with Section [73-151](#) (Overnight camps); and
- (b) in R10H Districts, #transient hotels#, where allowed by special permit of the City Planning Commission, in accordance with Section [74-151](#) (In R10H Districts).

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## 22-17 - Use Group VII – Offices and Laboratories

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LAST AMENDED  
12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

Use Group VII consists of #uses# that provide administrative and research workspaces for business, professional or governmental purposes. In #Residence Districts#, such #uses# shall include:

- (a) laboratories, where allowed by special permit of the City Planning Commission, in accordance with Section [74-171](#) (Laboratories); and
- (b) offices, where allowed within the #flood zone#, by special permit of the Board of Standards and Appeals, in accordance with Section [73-171](#) (Ground floor offices in the flood zone).

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## 22-18 - Use Group VIII – Recreation, Entertainment and Assembly Spaces

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LAST AMENDED  
12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

Use Group VIII consists of #uses# that provide recreation and entertainment opportunities, as well as other places of assembly. In #Residence Districts#, such #uses# shall include:

- (a) outdoor day camps, where allowed by special permit of the Board of Standards and Appeals, in accordance with Section [73-184](#) (Outdoor day camps); and
- (b) riding academies or stables, where allowed by special permit of the Board of Standards and Appeals, in accordance with Section [73-185](#) (Riding Academies or Stables).

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## 22-20 - SIGN REGULATIONS

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LAST AMENDED  
12/5/2024

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## 22-21 - Definitions

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LAST AMENDED  
12/5/2024

Words in *italics* are defined in Section [12-10](#) (DEFINITIONS) or, if applicable exclusively to this Section, in this Section.

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## 22-22 - Permitted Non-illuminated Accessory Signs

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LAST AMENDED  
12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

In all districts, as indicated, non-#illuminated# #accessory# #signs# are permitted as set forth in this Section, subject to the provisions of Section [22-24](#) (Additional Regulations).

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## 22-221 - Nameplates or identification signs

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LAST AMENDED  
12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

- (a) For all #buildings# containing #residences#, one nameplate, with an area not exceeding one square foot and indicating only the name or address of the occupant or a permitted occupation, is permitted for each #dwelling unit# or #rooming unit#.
- (b) For multiple dwellings, including #apartment hotels#, or for permitted #non-residential# #buildings or other structures# exclusive of hospitals and related facilities, one identification #sign#, with an area not exceeding 12 square feet and indicating only the name of the permitted #use#, the name or address of the #building#, or the name of the management thereof, is permitted. For #community facility# #uses#, except hospitals and related facilities, a bulletin board, with an area not exceeding 16 square feet, is also permitted. For any #sign# on awnings or canopies, the height of letters on any side of such awnings or canopies shall not exceed 12 inches.
- (c) For hospitals and related facilities, any number of identification or directional #signs# are permitted, provided the total #surface area# in square feet of all such #signs# shall not exceed 25 square feet on any one #street# frontage or 15 percent

of such #street# frontage in feet, whichever is less. However, for #zoning lots# with more than one #building# that fronts upon the same #street#, each such #building# shall be permitted a #surface area# of 25 square feet. In addition to the aforementioned #signs#, either one directory or bulletin board, or combination thereof, is permitted, not to exceed 50 square feet.

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## 22-222 - "For sale" or "for rent" signs

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LAST AMENDED

12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

"For sale" or "for rent" #signs#, with an area not exceeding 12 square feet, are permitted. If located on vacant land, such a #sign# shall not be within 15 feet of the #street line#, nor within six feet of any other #lot line#.

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## 22-223 - Signs for parking areas

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LAST AMENDED

12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

One #sign#, with an area not exceeding two square feet, designating each entrance to or exit from an off-street parking area, open or enclosed, is permitted. No such #sign# shall be higher than seven feet above #curb level#.

In addition, an off-street parking facility that contains #car sharing vehicles# may provide #signs# that in the aggregate total no more than two square feet in area identifying organizations that have #car sharing vehicles# available at such parking area. No such #sign# shall be located higher than seven feet above #curb level#.

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## 22-23 - Signs on Lots Containing Certain Community Facilities

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LAST AMENDED

12/5/2024

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### 22-231 - Permitted illuminated accessory signs for hospitals and related facilities

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LAST AMENDED

12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

In all districts, as indicated, for hospitals and related facilities, #illuminated# non-#flashing# #accessory# #signs# are permitted in all districts, subject to Section [22-24](#) (Additional Regulations). Any number of #illuminated# non-#flashing# identification or directional #signs# are permitted, provided that the total #surface area# in square feet of said #illuminated# #signs# or the combined total #surface area# in square feet of the #illuminated# and non-#illuminated# identification or directional #signs# does not exceed 25 square feet on any one #street# frontage or 15 percent of such #street# frontage in feet, whichever is less, and provided further that the Commissioner of Buildings determines that such #signs# are so located as to cause a minimum amount of light to be projected onto abutting or adjacent #residences#. However, for #zoning lots# with more than one #building# that front upon the same #street#, each such #building# shall be permitted a #surface area# of 25 square feet.



In addition to #illuminated# or non-#illuminated# #accessory# #signs#, one illuminated non-flashing directory or bulletin board or combination thereof is permitted in lieu of a non-illuminated directory or bulletin board or combination thereof provided that the total #sign# area does not exceed 50 square feet and provided further that the Commissioner of Buildings determines that such #sign# is so located as to minimize the amount of light projected on the abutting or adjacent #residences#.

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## 22-232 - Flags, banners or pennants on lots containing certain community facilities

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LAST AMENDED  
12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

In all districts, as indicated, flags, banners or pennants other than those that are #advertising signs#, located on any #zoning lot# used primarily for #community facility# #uses# of a civic, philanthropic, educational or religious nature, are permitted without limitation.

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## 22-24 - Additional Regulations

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LAST AMENDED  
12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

In all districts as indicated, any #sign# permitted under the provisions of Sections [22-22](#) (Permitted Non-illuminated Accessory Signs) and [22-231](#) (Permitted illuminated accessory signs for hospitals and related facilities) shall conform to the regulations set forth in this Section.

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## 22-241 - Projecting signs

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LAST AMENDED  
12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

No #sign# shall project across a #street line# more than 12 inches.

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## 22-242 - Height of signs

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LAST AMENDED  
12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

No #sign# shall extend above the ground floor ceiling, or more than 20 feet above #curb level#, whichever is less.

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## 22-25 - Number of Signs

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LAST AMENDED  
12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

Except as otherwise provided in Sections [22-22](#) (Permitted Non-illuminated Accessory Signs) or [22-231](#) (Permitted illuminated accessory signs for hospitals and related facilities), not more than one #sign# is permitted for each #use#, #building# or #dwelling unit#, and not more than two #signs# for each professional office. On a #corner lot# or #through lot#, one #sign# (or for professional offices, two #signs#) is permitted on each #street#.

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## **22-26 - Advertising Signs on Waterways**

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LAST AMENDED

12/5/2024

No moving or stationary "advertising sign" shall be displayed on a vessel plying waterways adjacent to #Residence Districts# and within view from an arterial highway. For the purposes of this Section, arterial highways shall include all highways that are shown on the Master Plan of Arterial Highways and Major Streets as "principal routes," "parkways" or "toll crossings" and that have been designated by the City Planning Commission as arterial highways to which the provisions of this Section shall apply.

For the purposes of this Section "advertising sign" is a sign that directs attention to a profession, business, commodity, service or entertainment conducted, sold or offered elsewhere than upon the premises of the vessel and is not #accessory# to a #use# on such vessel.