Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

42-11 - Use Group I – Agriculture and Open Uses

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42-11 - Use Group I – Agriculture and Open Uses

LAST AMENDED
6/6/2024

M1 M2 M3

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

(a) Section 42-111 (Use Group I – general use allowances) which includes the compilation of #uses# in the Use Group table;

(b) Section 42-112 (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;

(c) Section 42-113 (Use Group I – uses subject to open use allowances) for open #use# allowances that apply to certain #uses#, as denoted with a "U" in the Use Group table;

(d) Section 42-114 (Use Group I – uses permitted by special permit) for #uses# permitted only by special permit by the Board of Standards and Appeals, as denoted with " " in the Use Group table; and

(e) Section 42-115 (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.

42-111 - Use Group I – general use allowances

LAST AMENDED

6/6/2024

The following table includes #uses# classified as Use Group I and sets forth their allowances by #Manufacturing District#. Notations found in the table are further described in Section 42-10 (USE ALLOWANCES). Where permitted as-of-right in a #Manufacturing District#, all #uses# listed as "Open Uses" in the table shall be unenclosed, except for ancillary #buildings or other structures#.

USE GROUP I – AGRICULTURE AND OPEN USES				
? = Permitted ? = Permitted with limitations ? = Special permit required – = Not permitted S = Size restriction P = Additional conditions U = Open use allowances				
Uses	**M1**	**M2**	**M3**	**PRC**
Agriculture				
Agricultural #uses#, including greenhouses, nurseries, or truck gardens	? P U	? P U	? P U	G
Open Uses				
Cemeteries	?	–	–	N/A
Golf courses	?	–	–	*
Outdoor racket courts	? P	–	–	G

Outdoor skating rinks	?	?	?	G
#Public parks# or playgrounds or private parks	?	–	–	N/A
Sand, gravel, or clay pits	?	?	?	N/A

42-112 - Use Group I – uses subject to additional conditions

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6/6/2024

For #uses# denoted with a "P" in Section 42-111 (Use Group I – general use allowances), the following provisions shall apply:

(a) Agricultural #uses# in all #Manufacturing Districts# shall conform with the applicable performance standards set forth in Sections 42-40 (PERFORMANCE STANDARDS) through 42-48 (Performance Standards Regulating Humidity, Heat or Glare), inclusive.

(b) Outdoor racket courts are permitted in M1 Districts provided that all lighting shall be directed away from nearby #residences#.

42-113 - Use Group I – uses subject to open use allowances

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For #uses# denoted with a "U" in Section 42-111 (Use Group I – general use allowances), a #use# may be open or enclosed without restriction.

42-114 - Use Group I – uses permitted by special permit

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For #uses# denoted with " " in Section 42-111 (Use Group I – general use allowances), the provisions of this Section shall apply. Sand, gravel or clay pits, may be permitted in all #Manufacturing 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).

42-115 - Use Group I – additional provisions for parking requirement category

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6/6/2024

For permitted #uses# denoted with "*" for parking requirement category (PRC) in Section 42-111 (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.