Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

32-11 - Use Group I – Agriculture and Open Uses

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32-11 - Use Group I – Agriculture and Open Uses

LAST AMENDED
6/6/2024

C1 C2 C3 C4 C5 C6 C7 C8

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:

(a) Section 32-111 (Use Group I – general use allowances) which includes the compilation of #uses# in the Use Group table;

(b) Section 32-112 (Use Group I – uses subject to size limitations) for size restrictions that apply to certain #uses#, as denoted with an "S" in the Use Group table;

(c) Section 32-113 (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;

(d) Section 32-114 (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;

(e) Section 32-115 (Use Group I – uses permitted by special permit) for #uses# only permitted by special permit by the Board of Standards and Appeals, as denoted with " " in the Use Group table; and

(f) Section 32-116 (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.

32-111 - Use Group I – general use allowances

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6/6/2024

The following table includes #uses# classified as Use Group I and sets forth their allowances by #Commercial District#. Notations found in the table are further described in Section 32-10 (USE ALLOWANCES). Where permitted as-of-right in a #Commercial 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	**C1**	**C2**	**C3**	**C4**	**C5**	**C6**	**C7**	**C8**	**PR**
Agriculture									
Agricultural #uses#, including greenhouses, nurseries, or truck gardens	? S P U	? S P U	? P U	? P U	? P U	? P U	? P U	? P U	G
Open Uses									
Cemeteries	?	?	?	?	?	?	?	?	N/A

Golf courses	?	?	?	?	?	?	?	?	*
Outdoor racket courts	? P	? P	? P	? P	? P	? P	? P	? P	G
Outdoor skating rinks	? P	? P	? P	? P	? P	? P	?	?	G
#Public parks# or playgrounds or private parks	?	?	?	?	?	?	?	?	N/A
Sand, gravel, or clay pits	?	?	?	?	?	?	?	?	N/A

32-112 - Use Group I – uses subject to size limitations

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6/6/2024

For #uses# denoted with an "S" in Section 32-111 (Use Group I – general use allowances), the following provisions shall apply:

Agricultural #uses# located in #buildings# other than greenhouses shall be limited to 3,000 square feet of #floor area# per establishment in C1 Districts that are #select commercial overlays# and 10,000 square feet of #floor area# per establishment in C2 Districts that are #select commercial overlays#.

32-113 - Use Group I – uses subject to additional conditions

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For #uses# denoted with a "P" in Section 32-111 (Use Group I – general use allowances), the following limitations shall apply:

(a) Agricultural #uses#, including greenhouses, nurseries, or truck gardens, are permitted in all #Commercial Districts# provided that:

(1) no offensive odors or dust are created, and that there is no sale of products which are not produced on the same #zoning lot#; and

(2) in C1 or C2 Districts, enclosed agricultural #uses# not located in greenhouses shall be limited to those that do not require a New York State Adult-Use Cultivator or Adult-Use Conditional Cultivator license, or their successors, as applicable.

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

32-114 - Use Group I – uses subject to open use allowances

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For #uses# denoted with a "U" in Section 32-111 (Use Group I – general use allowances), a #use# may be open or enclosed without restriction.

32-115 - Use Group I – uses permitted by special permit

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For #uses# denoted with “ ” in Section 32-111 (Use Group I – general use allowances), the provisions of this Section shall apply. Sand, gravel or clay pits may only be permitted in all #Commercial Districts#, by special permit of the Board of Standards and Appeals, in accordance with Section 73-112 (Sand, gravel or clay pits).

32-116 - 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 32-111 (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.