



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

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

File generated by <https://zr.planning.nyc.gov> on 8/29/2025

LAST AMENDED
6/6/2024

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:

- ### 32-111 - Use Group I – general use allowances

LAST AMENDED
6/6/2024

[illegible]

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

LAST AMENDED

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

LAST AMENDED

6/6/2024

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

LAST AMENDED
6/6/2024

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

LAST AMENDED
6/6/2024

For #uses# denoted with “O” 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.