Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

32-13 - Use Group III – Community Facilities

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32-13 - Use Group III – Community Facilities

LAST AMENDED
6/6/2024

C1 C2 C3 C4 C5 C6 C7 C8

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 32-131 (Use Group III – general use allowances) which includes the compilation of #uses# in the Use Group tables;

(b) Section 32-132 (Use Group III – uses subject to size restrictions) for size restrictions that apply to certain #uses#, as denoted with a "S" in the Use Group tables;

(c) Section 32-133 (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;

(d) Section 32-134 (Use Group III – 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 " " in the Use Group tables; and

(e) Section 32-135 (Use Group III – 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 tables.

32-131 - Use Group III – general use allowances

LAST AMENDED
12/5/2024

The following tables include #uses# classified as Use Group III and set forth their allowances by #Commercial District#. Such #uses# are categorized as #community facilities# with and without sleeping accommodations, as provided in paragraphs A and B of this Section. Notations found in the tables are further described in Section 32-10 (USE ALLOWANCES).

A. Community Facilities with Sleeping Accommodations

USE GROUP III(A) – COMMUNITY FACILITIES WITH SLEEPING ACCOMMODATIONS									
? = 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**	**PRC**
Educational Institutions									
College or school student dormitories and fraternity or sorority student houses	?	?	?	?	?	?	?	–	E2
Faith-based Institutions and Facilities									
Monasteries, convents or novitiates	?	?	?	?	?	?	?	? P	N/A

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

B. Community Facilities without Sleeping Accommodations

USE GROUP III(B) – COMMUNITY FACILITIES WITHOUT SLEEPING ACCOMMODATIONS
? = 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	PRC
Educational Institutions									
Colleges or universities, including professional schools but excluding business colleges or trade schools	?	?	?	?	?	?	?	–	*
#Schools#	?	?	?	?	?	?	?	?	G
Faith-based Institutions and Facilities									
Houses of worship	?	?	?	?	?	?	?	?	N/A
Parish houses without sleeping accommodations	?	?	?	?	?	?	?	?	N/A
Seminaries without sleeping accommodations	?	?	?	?	?	?	?	?	*
Health Institutions and Facilities									
Ambulatory diagnostic or treatment health care facilities	? P	? P	? P	? P	? P	? P	? P	? P	A3
Non-profit or voluntary hospitals and related facilities, except animal hospitals	?	?	?	?	?	?	?	?	E1
Proprietary hospitals and related facilities, except animal hospitals	?	?	?	?	?	?	?	?	E1
Other Institutions and Facilities									

Community centers or settlement houses without sleeping accommodations	?	?	?	?	?	?	?	?	B3
Libraries	?	?	?	?	?	?	?	–	G
Museums	?	?	?	?	?	?	?	–	G
Non-commercial art galleries	?	?	?	?	?	?	?	?	G
Non-commercial clubs without sleeping accommodations	? P	? P	? P	? P	? P	? P	? P	? P	B3
Non-commercial recreation centers	?	?	?	?	?	?	?	?	B3
Philanthropic or non-profit institutions without sleeping accommodations, excluding ambulatory diagnostic or treatment health care facilities	? S	? S	? S	? S	? S	? S	? S	? S	B3
Welfare centers	?	?	?	?	?	?	?	?	B3

32-132 - Use Group III – uses subject to size limitations

LAST AMENDED

6/6/2024

For #uses# denoted with an “S” in Section 32-131 (Use Group III – general use allowances), the provisions of this Section shall apply. For any philanthropic or non-profit institutions, with or without sleeping accommodations, in all #Commercial 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#, except that in #Commercial Districts# mapped within, or with a #residential equivalent# of R8 through R12 Districts, 25,000 square feet, whichever is greater.

32-133 - Use Group III – uses subject to additional conditions

LAST AMENDED
12/5/2024

For #uses# denoted with a "P" in Section 32-131 (Use Group III – general use allowances), the following provisions shall apply:

(a) Monasteries, convents or novitiates in C8 Districts, used only for living purposes, are permitted provided that such #use# is to be part of a group of #buildings# accommodating house of worship activities, #schools# or other house of worship facilities that existed on December 15, 1961, or any applicable subsequent amendment thereto, and that such #use# is to be located on the same #zoning lot# with one or more #buildings# in such group of #buildings# or on a #zoning lot# that is contiguous thereto or directly across the #street# on which such #buildings# face.

(b) #Long-term care facilities# in C1 through C7 Districts are permitted except that in 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.

(c) #Non-profit hospital staff dwellings# in all #Commercial 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. However, in C1 through C7 Districts, such separate #zoning lot# may also include those that would be contiguous but for its separation by a #street# or a #street# intersection. Such conditions may be further modified by special permit of the City Planning Commission, in accordance with Section 74-132 (Non-profit hospital staff dwelling).

(d) Ambulatory diagnostic or treatment health care facilities in all #Commercial 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.

(e) Non-commercial clubs as classified in this Use Group, in all #Commercial 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#.

32-134 - Use Group III – uses permitted by special permit

LAST AMENDED

6/6/2024

For #uses# denoted with “ ” in Section 32-131 (Use Group III – general use allowances), the provisions of this Section shall apply. #Schools# may be permitted in C8 Districts by special permit of the Board of Standards and Appeals, in accordance with Section 73-133 (Schools).

32-135 - Use Group III – additional provisions for parking requirement category

LAST AMENDED
12/5/2024

For permitted #uses# denoted with “*” for parking requirement category (PRC) in Section 32-131 (Use Group III – general use allowances), the following provisions shall apply:

(a) #Non-profit hospital staff dwellings# shall be subject to parking requirements applicable to #residences#, in accordance with Section 36-024 (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.