Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

32-14 - Use Group IV – Public Service Facilities and Infrastructure

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32-14 - Use Group IV – Public Service Facilities and Infrastructure

LAST AMENDED
6/6/2024

C1 C2 C3 C4 C5 C6 C7 C8

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 32-141 (Use Group IV – general use allowances) which includes the compilation of #uses# in the Use Group tables;

(b) Section 32-142 (Use Group IV – uses subject to size restrictions) for size restrictions that apply to certain #uses#, as denoted with an "S" in the Use Group tables;

(c) Section 32-143 (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;

(d) Section 32-144 (Use Group IV – uses subject to open use allowances) for open #use# allowances that apply to certain #uses#, as denoted with a "U" in the Use Group tables; and

(e) Section 32-145 (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 " " in the Use Group tables.

32-141 - Use Group IV – general use allowances

LAST AMENDED
12/5/2024

The following tables include #uses# classified as Use Group IV and set forth their allowances by #Commercial 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 32-10 (USE ALLOWANCES).

A. Public Service Facilities

USE GROUP IV(A) – PUBLIC SERVICE FACILITIES									
? = 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**
Public Service Buildings									
Court houses	?	?	–	?	?	?	?	?	A4
Fire or police stations	?	?	–	?	?	?	?	?	A4
Other Facilities									
Prisons	–	–	–	?	?	?	?	?	G

B. Infrastructure

USE GROUP IV(B) –INFRASTRUCTURE

? = 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
Communication Infrastructure									
Radio or television towers, non-#accessory#	?	?	?	?	?	?	?	?	N/A
Telephone exchanges or other communications equipment structures	? P	? P	–	? P	? P	? P	? P	? P	N/A
Electric and Gas Infrastructure									
Electric power or steam generating plants	–	–	–	–	–	–	–	–	D2
Electric utility substations	? S U	? S U	?	? S U	? S U	? S U	? S U	? S U	N/A
Gas utility substations	? S U	? S U	–	? S U	? S U	? S U	? S U	? S U	N/A
Public utility stations for oil or gas metering or regulating	?	?	–	?	?	?	?	?	N/A
Terminal facilities at river crossings for access to electric, gas, or steam lines	?	?	–	?	?	?	?	?	N/A
Sewage, Storm Water and Waste Infrastructure									

Composting	–	–	–	–	–	–	–	–	D2
Dumps, recycling or material recovery facilities, marine transfer stations for garbage or slag piles	–	–	–	–	–	–	–	–	D2
Incineration or reduction of garbage, offal or dead animals	–	–	–	–	–	–	–	–	D1
Radioactive waste disposal services involving the handling or storage of radioactive waste	–	–	–	–	–	–	–	–	D1
Sewage disposal plants	?	?	?	?	?	?	?	?	D1
Water or sewage pumping stations	?	?	–	?	?	?	?	?	N/A
Transportation Infrastructure									
Airports	–	–	–	–	–	–	–	–	N/A
Boat launching facilities for non-commercial pleasure boats	? U	? U	? U	? U	? U	? U	? U	? U	N/A
Bus stations	?	?	–	?	?	?	?	?	N/A
Docks	? S P U	? S P U	? S P U	? S P U	? S P U	? S P U	? S P U	? S P U	G

Freight terminals, yards or appurtenances, or facilities or services used or required in railroad operations, but not including passenger stations	–	–	–	–	–	–	–	–	D2
Heliports	–	–	?	?	?	?	?	?	N/A
Mooring facilities for non-commercial pleasure boats	? U	? U	? U	? U	? U	? U	? U	? U	N/A
Public transit or railroad electric substations	?	?	?	?	?	?	?	?	D2
Public transit yards, including #accessory# motor fuel pumps	–	–	–	–	–	–	–	? P U	D2
#Railroad right-of-way#	? U	? U	? U	? U	? U	? U	? U	? U	N/A
Railroad passenger stations	?	?	?	?	?	?	?	?	N/A
Seaplane bases	?	?	?	?	?	?	?	?	N/A
Truck weighing stations	–	–	–	–	–	–	–	–	D2

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 U = Open use allowances

Uses	C1	C2	C3	C4	C5	C6	C7	C8	PRC
Renewable Energy and Green Infrastructure									
#Energy infrastructure equipment#	? P U	? P U	? P U	? P U	? P U	? P U	? P U	? U	N/A
Public bicycle and micromobility parking	? U	? U	? U	? U	? U	? U	? U	? U	N/A
Recycling, or organic material, receiving	? S	? S	? S	? S	? S	? S	? S	? S	N/A

32-142 - Use Group IV – uses subject to size limitations

LAST AMENDED
12/5/2024

For #uses# denoted with an "S" in Section 32-141 (Use Group IV – general use allowances), the following provisions shall apply:

(a) Electric or gas utility substations in C1 or C2 Districts, or C4 through C8 Districts, are limited to a site of not more than 10,000 square feet. However, electric utility substations on a site in excess of 10,000 square feet may be permitted by special permit of the Board of Standards and Appeals, in accordance with Section 73-143 (Electric or gas utility substations) or by special permit of the City Planning Commission, in accordance with Section 74-142 (Electric utility

substations).

(b) The following capacity limitations shall apply to docks:

(1) In C1 through C3 Districts, docks for ferries shall be limited to an aggregate operational passenger load, per #zoning lot#, of 150 passengers per half hour except that such limitation on operational passenger load may be modified by authorization by the City Planning Commission in accordance with Section 62-821 (Modification of requirements for ferries and sightseeing, excursion or sport fishing vessels). In C4 through C8 Districts, docks for ferries shall be permitted without restriction on passenger load.

(2) Docks for water taxis shall be limited to a vessel capacity up to 99 passengers.

(3) Docks for sightseeing, excursion or sport fishing vessels shall be limited to the following aggregate dock capacities per #zoning lot#, whereby "dock capacity" is the U.S. Coast Guard-certified capacity of the largest vessel using a dock and "aggregate dock capacity" is the sum of the dock capacities of all docks on the #zoning lot#:

(i) 200 in C1, C2 and C3 Districts;

(ii) 500 in C4-1, C4-2, C4-3, C4-4, C8-1, C8-2 and C8-3 Districts; and

(iii) 2,500 in C4-4A, C4-5, C4-6, C4-7, C4-8, C4-9, C4-11, C5, C6, C7 and C8-4 Districts.

(c) In all #Commercial Districts#, recycling, or organic material, receiving, shall be limited to 5,000 square feet per establishment.

32-143 - Use Group IV – uses subject to additional conditions

LAST AMENDED
6/6/2024

For #uses# denoted with a "P" in Section 32-141 (Use Group IV – general use allowances), the following provisions shall apply:

(a) For telephone exchanges or other communications equipment structures in C1 or C2 Districts, or C4 through C8 Districts, and not existing on December 15, 1961, the height above #curb level# shall not exceed that attributable to #commercial buildings# of equivalent #lot coverage#, having an average floor to floor height of 14 feet above the lobby floor which may be as much as 25 feet in height. For the purpose of making this height computation, the gross area of all floors of the #building# including accessory mechanical equipment space except the #cellar# shall be included as #floor area#. Such height computation for the structure shall not preclude the ability to utilize unused #floor area# anywhere on the #zoning lot# or by special permit, subject to the normal provisions of the Resolution.

(b) Docks in all #Commercial Districts# shall be limited to ferries, water taxis, sightseeing, excursion or sport fishing vessels, and non-commercial pleasure boats, except that:

(1) In C6 Districts, docks for passenger ocean vessels may be permitted by special permit by the City Planning Commission, in accordance with Section 62-833 (Docks for passenger ocean vessels in C6 Districts).

(2) In all #Commercial Districts#, docks for #gambling vessels# may be permitted by special permit by the City Planning Commission, in accordance with Section 62-838 (Docks for gambling vessels).

(3) In Community District 1 in the Borough of Brooklyn, docks for ferries and water taxis shall be allowed provided that such docks are certified by the Chairperson of the City Planning Commission pursuant to Section 62-813 (Docking facilities for ferries or water taxis in certain waterfront areas).

(c) Public transit yards in C8 Districts shall conform to the performance standards for M1 Districts as set forth in Sections 42-40 (PERFORMANCE STANDARDS) through 42-48 (Performance Standards Regulating Humidity, Heat or Glare), inclusive.

(d) #Energy infrastructure equipment# in all #Commercial Districts#, except in C8 Districts, are subject to the screening and enclosure provisions of Section 37-20 (SCREENING AND ENCLOSURE PROVISIONS).

32-144 - Use Group IV – uses subject to open use allowances

LAST AMENDED
6/6/2024

For #uses# denoted with a "U" in Section 32-141 (Use Group IV – general use allowances), a #use# may be open or enclosed without restriction.

32-145 - Use Group IV – uses only permitted by special permit

LAST AMENDED
6/6/2024

For #uses# denoted with “ ” in Section 32-141 (Use Group IV – general use allowances), the provisions of this Section shall apply.

(a) The following #uses# may be permitted by special permit of the Board of Standards and Appeals:

(1) Radio or television towers may be permitted in all #Commercial Districts#, in accordance with Section 73-141 (Radio or television towers).

(2) Electric utility substations on a site no greater than 40,000 square feet may be permitted in C3 Districts, in accordance with Section 73-143 (Electric or gas utility substations).

(3) Public transit or railroad electric substations on a site no greater than 40,000 square feet may be permitted in all #Commercial Districts#, in accordance with Section 73-146 (Public transit or railroad electric substations).

(b) The following #uses# may be permitted by special permit of the City Planning Commission:

(1) Electric utility substations on a site greater than 40,000 square feet may be permitted in C3 Districts, in accordance with Section 74-142 (Electric utility substations).

(2) Sewage disposal plants may be permitted in all #Commercial Districts#, in accordance with Section 74-143 (Sewage pumping stations and sewage disposal plants).

(3) Bus stations may be permitted in C1 or C2 Districts, or C4 through C8 Districts, in accordance with Section 74-145 (Bus stations).

(4) Heliports may be permitted in C3 through C8 Districts, in accordance with Section 74-146 (Heliports).

(5) Public transit or railroad electric substations on a site greater than 40,000 square feet may be permitted in all #Commercial Districts#, in accordance with Section 74-147 (Public transit or railroad electric substations).

(6) Railroad passenger stations may be permitted in all #Commercial Districts#, in accordance with Section 74-148 (Railroad passenger stations).

(7) Seaplane bases may be permitted in all #Commercial Districts#, in accordance with Section 74-149 (Seaplane bases).