Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

22-11 - Use Group I – Agriculture and Open Uses

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22-11 - Use Group I – Agriculture and Open Uses

LAST AMENDED
12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

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 22-111 (Use Group I – general use allowances) which includes the compilation of #uses# in the Use Group table;

(b) Section 22-112 (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 22-113 (Use Group I – uses permitted by special permit) for #uses# permitted by special permit by the Board of Standards and Appeals, as denoted with " " in the Use Group Table; and

(d) Section 22-114 (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.

22-111 - Use Group I – general use allowances

LAST AMENDED
12/5/2024

The following table includes #uses# classified as Use Group I and sets forth their allowances by #Residence District#. Notations found in the table are further described in Section 22-10 (USE ALLOWANCES). Where permitted as-of-right in a #Residence District#, such #uses# 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**												
Uses	**R1**	**R2**	**R3**	**R4**	**R5**	**R6**	**R7**	**R8**	**R9**	**R10**	**R11**	**R12**
Agriculture												
Agricultural #uses#, including greenhouses, nurseries, or truck gardens	? P	? P	? P	? P	? P	? P	? P	? P	? P	? P	? P	? P
Open Uses												
Cemeteries	–	–	?	?	?	?	?	?	?	?	?	?
Golf courses	?	?	?	?	?	?	?	?	?	?	?	?
Outdoor racket courts	?	?	? P	? P	? P	? P	? P	? P	? P	? P	? P	? P

Outdoor skating rinks	?	?	? P	? P	? P	? P	? P	? P	? P	? P	? P	? P
#Public parks# or playgrounds or private parks	?	?	?	?	?	?	?	?	?	?	?	?
Sand, gravel, or clay pits	?	?	?	?	?	?	?	?	?	?	?	?

22-112 - Use Group I – uses subject to additional conditions

LAST AMENDED
6/6/2024

For #uses# denoted with a "P" in Section 22-111 (Use Group I – general use allowances), the following provisions shall apply:

(a) Agricultural #uses# in all #Residence Districts#, including greenhouses, nurseries, or truck gardens, are permitted provided that no offensive odors or dust are created, and that there is no sale of products not produced on the same #zoning lot#.

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

22-113 - Use Group I – uses permitted by special permit

LAST AMENDED

6/6/2024

For #uses# denoted with “ ” in Section 22-111 (Use Group I – general use allowances), the following provisions of this Section shall apply:

(a) Outdoor racket courts or skating rinks may be permitted in R1 or R2 Districts by special permit of the Board of Standards and Appeals, in accordance with Section 73-111 (Outdoor racket courts or skating rinks).

(b) Sand, gravel or clay pits may be permitted in all #Residence 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).

22-114 - 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 22-111 (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.