

Zoning Resolution

THE CITY OF NEW YORK

CITY PLANNING COMMISSION

Eric Adams, Mayor

Daniel R. Garodnick, Chair

22-14 - Use Group IV - Public Service Facilities and Infrastructure

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22-14 - Use Group IV - Public Service Facilities and Infrastructure

LAST AMENDED 6/6/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

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 22-141 (Use Group IV general use allowances) which includes the compilation of #uses# in the Use Group tables;
- (b) Section 22-142 (Use Group IV uses subject to size limitations) for size restrictions that apply to certain #uses#, as denoted with an "S" in the Use Group tables;
- (c) Section 22-143 (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; and
- (d) Section 22-144 (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 "O" in the Use Group tables.

22-141 - Use Group IV - general use allowances

LAST AMENDED 6/6/2024

The following tables include #uses# classified as Use Group IV and set forth their allowances by #Residence 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 22-10 (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 														
Uses	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	PRC			
Public Service Bu	Public Service Buildings													
Court houses	_	-	-	_	_	-	-	_	-	_	A4			

Fire or police stations	0	0	0	0	0	0	0	0	0	0	A4
Other Facilities											
Prisons	_	-	-	_	-	-	_	-	-	-	G

B. Infrastructure

USE GROUP IV(B) – INFRASTRUCTURE

• = Permitted • = Permitted with limitations ○ = Special permit required

	– = Not permittedS = Size restriction P = Additional conditions													
Uses	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	PRC			
Communication Infrastructure														
Radio or television towers, non-#accessory#	0	0	0	0	0	0	0	0	0	0	N/A			
Telephone exchanges or other communications equipment structures	0	0	0	0	0	0	0	0	0	0	N/A			
Electric and Gas Infrastr	ucture													
Electric power or steam generating plants	-	-	I	-	-	Т	_	-	-	-	D2			
Electric utility substations	0	0	0	0	0	0	0	0	0	0	N/A			
Gas utility substations	0	0	0	0	0	0	0	0	0	0	N/A			
Public utility stations for oil or gas metering or regulating	0	0	0	0	0	0	0	0	0	0	N/A			

Terminal facilities at river crossings for access to electric, gas, or steam lines	0	0	0	0	0	0	0	0	0	0	N/A				
Sewage, Storm Water an	Sewage, Storm Water and Waste Infrastructure														
Composting	_	_	_	-	ı	ı	-	-	-	_	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	0	0	0	0	0	0	0	0	0	0	D1				
Water or sewage pumping stations	0	0	0	0	0	0	0	0	0	0	N/A				
Transportation Infrastruc	cture														
Airports	_	_	_	-	-	-	-	_	-	_	N/A				
Boat launching facilities for non-commercial pleasure boats	-	-	-	-	-	-	-	-	-	-	N/A				
Bus stations	-	-	_	-	-	-	_	-	_	-	N/A				

Docks	_	-	0	0	0	0	0	0	0	0	G
Freight terminals, yards or appurtenances, or facilities or services used or required in railroad operations, but not including passenger stations	_	_	_	_		-	_	_	_	_	D2
Heliports	_	_	_	_	ı	ı	_	-	_	_	N/A
Mooring facilities for non-commercial pleasure boats	_	-	-	-	-	-	-	-	-	-	N/A
Public transit or railroad electric substations	0	0	0	0	0	0	0	0	0	0	D2
Public transit yards, including accessory motor fuel pumps	-	-	-	-	-	-	-	-	-	-	D2
Railroad or transit rights- of-way	•	•	•	•	•	•	•	•	•	•	N/A
Railroad passenger stations	0	0	0	0	0	0	0	0	0	0	N/A
Seaplane bases	0	0	0	0	0	0	0	0	0	0	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 														
Uses	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	PRC			
Renewable Energy an	Renewable Energy and Green Infrastructure													
#Energy infrastructure equipment#	• S P	• S P	• S P	• S P	• S P	• S P	• S P	• S P	• S P	• S P	N/A			
Public bicycle and micromobility parking	-	-	-	-	-	-	-	-	-	-	N/A			
Recycling, or organic material, receiving	-	-	-	-	-	-	-	-	-	-	N/A			

22-142 - Use Group IV - uses subject to size limitations

LAST AMENDED 6/6/2024

For #uses# denoted with an "S" in Section 22-141 (Use Group IV – general use allowances), the provisions of this Section shall apply. In all #Residence Districts#, #energy infrastructure equipment# shall be limited to an aggregate #lot area# of not more than 10,000 square feet. Such size limit may be modified by special permit of the Board of Standards and Appeals, in accordance with Section 73-147 (Energy infrastructure equipment).

22-143 - Use Group IV – uses subject to additional conditions

LAST AMENDED 6/6/2024

For #uses# denoted with a "P" in Section 22-141 (Use Group IV – general use allowances), the provisions of this Section shall apply. In all #Residence Districts#, #energy infrastructure equipment# shall comply with the enclosure and screening provisions of Section 26-60 (SPECIAL SCREENING AND ENCLOSURE PROVISIONS).

22-144 - Use Group IV - uses permitted by special permit

LAST AMENDED 6/6/2024

For #uses# denoted with "O" in Section 22-141 (Use Group IV – general use allowances), the provisions of this Section shall apply.

- (a) The following #uses# may be permitted in all #Residence Districts# by special permit of the Board of Standards and Appeals:
 - (1) Radio or television towers may be permitted in accordance with Section 73-141 (Radio or television towers).
 - (2) Telephone exchanges or other communications equipment structures may be permitted in accordance with Section 73-142 (Telephone exchanges or other communications equipment structures).
 - (3) Electric utility substations on a site no greater than 40,000 square feet may be permitted in accordance with Section 73-143 (Electric or gas utility substations).
 - (4) Gas utility substations may be permitted in accordance with Section 73-143 (Electric or gas utility substations).
 - (5) Public utility stations for oil or gas metering or regulating may be permitted in accordance with Section <u>73-144</u> (Public utility stations or terminal facilities).
 - (6) Terminal facilities at river crossings for access to electric, gas or steam lines may be permitted in accordance with Section 73-144 (Public utility stations or terminal facilities).
 - (7) Water pumping stations may be permitted in accordance with Section <u>73-145</u> (Water pumping stations).
 - (8) Public transit or railroad electric substations on a site no greater than 40,000 square feet may be permitted in accordance with Section 73-146 (Public transit or railroad electric substations);
- (b) The following #uses# may be permitted in all #Residence Districts# by special permit of the City Planning Commission, except as otherwise specified:
 - (1) Fire or police stations may be permitted in accordance with Section 74-141 (Fire or police stations).
 - (2) Electric utility substations on a site greater than 40,000 square feet may be permitted in accordance with Section 74-142 (Electric utility substations).
 - (3) Sewage disposal plants may be permitted in accordance with Section <u>74-143</u> (Sewage pumping stations and sewage disposal plants).
 - (4) Sewage pumping stations may be permitted in accordance with Section <u>74-143</u> (Sewage pumping stations and sewage disposal plants).
 - (5) Docks for ferries or water taxis may be permitted in all #Residence Districts#, except R1 and R2 Districts, in accordance with Section 62-833 (Docks for ferries or water taxis in Residence Districts). However, in R6 through R10 districts, when located within Community District 1 in the Borough of Brooklyn, such docks are permitted by certification by the Chairperson of the City Planning Commission, pursuant to Section 62-813 (Docking facilities for ferries or water taxis in certain waterfront areas).
 - (6) Public transit or railroad electric substations on a site greater than 40,000 square feet may be permitted in accordance with Section 74-147 (Public transit or railroad electric substations).
 - (7) Railroad passenger stations may be permitted in accordance with Section 74-148 (Railroad passenger stations).
 - (8) Seaplane bases may be permitted in accordance with Section <u>74-149</u> (Seaplane Bases).