Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

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

File generated by https://zr.planning.nyc.gov on 11/7/2026

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LAST AMENDED
6/6/2024

For #uses# denoted with “ ” 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 73-144 (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 73-145 (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 74-143 (Sewage pumping stations and sewage disposal plants).

(4) Sewage pumping stations may be permitted in accordance with Section 74-143 (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 R12 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 74-149 (Seaplane Bases).