



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

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

File generated by <https://zr.planning.nyc.gov> on 2/17/2026

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

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).