Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

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

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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).