

## Zoning Requirements

# MICRO-FULFILLMENT CENTER

A grocery micro-fulfillment center (MFC) is a new type of business establishment in New York City not specifically mentioned in the Zoning Resolution. Similar to other businesses, they are regulated by the New York City Zoning Resolution and must be located in the appropriate Zoning Districts depending on the neighborhood zoning requirements. This bulletin identifies the appropriate zoning Use Groups for such businesses as well as building code occupancy classifications and related regulations.

## HIGHLIGHTS

- Zoning use group and building code occupancy classifications are applicable to all existing and new MFCs.
- An MFC may be classified as zoning Use Group 6, 7B, or 16, depending on public access and its size.
- Minimum transparency requirements based on the zoning district are applicable to MFCs.
- An MFC may be classified under building code occupancy group S-1 (Moderate hazard storage), S-2 (Low hazard storage), or M (Mercantile) on the certificate of occupancy.
- High-piled combustible storage and rack storage is subject to specific fire protection and safety requirements in the NYC Fire Code.
- Conversions to an MFC that are inconsistent with the zoning Use Group or building occupancy group described on the last issued CO must obtain a new or amended CO.



## BACKGROUND

A grocery MFC is a place dedicated to online order fulfillment but not all MFCs are operated in the same manner. Depending on whether the public is allowed to enter the establishment to purchase merchandise and the overall size of the MFC, three Zoning Use Groups are available for these types of businesses.

Read [Buildings Bulletin 2022-011](#) for more details on the requirements.

Send questions to [constructioncodes@buildings.nyc.gov](mailto:constructioncodes@buildings.nyc.gov).