



NYC Guide to Locating Cannabis Businesses in Compliance with the NYC Zoning Resolution

WHERE CAN I LOCATE MY CANNABIS BUSINESS?

To locate a new proposed business on a property in New York City, first establish what **Use Group** the activity fits within in the NYC Zoning Resolution, then match that Use Group to the permitted zoning districts. The locations of the zoning districts where use is permitted can be identified by using **NYC's Zoning & Land Use Map (ZoLa)**.

For example, a **Conditional Adult-Use Retail Dispensary (CAURD)** cannabis business is considered Use Group 6C.¹ Use Group 6C is permitted in most Commercial zoning districts (C1, C2, C4, C5, C6, C8) and in M1, M2, and M3 Manufacturing districts.² Other cannabis business types, their Use Groups and the districts in which they are permitted are shown in the table:

STATE LICENSE TYPE	NYC ZONING USE GROUP	PERMITTED IN DISTRICTS	NOTES
CAURD	6C	C1 C2 C4 C5 C6 C8 M1 M2 M3	
CAURD with Temporary Delivery-Only Location*	7B	C2 C6 C8 (except C6-1A) M1 M2 M3	Limited to 1500 sf of floor area for storage of products
	16D	C8 M1 M2 M3	No limitation in floor area

* A Temporary Delivery-Only Location is permitted under a CAURD license. The NYS Office of Cannabis Management provides detailed information on **CAURD Delivery Guidance**.

¹ See ZR 32-15

² Pursuant to ZR 12-02, the district designations where a use is permitted are located below the number and title of each Use Group section. Because C1, C2, C4, C5, C6 and C8 are displayed under the title for Use Group 6, these are the districts in which Use Group 6 uses are allowed, subject to all other provisions of the Zoning Resolution. In the same way, Article IV, Chapter 2 should also be consulted to determine which Use Groups are permitted within Manufacturing Districts.

Using ZoLa, the geographic locations of the Zoning Districts where Use Group 6 businesses are permitted can be determined. Once in ZoLa, under **Zoning Districts** in the legend on the left, specific districts can be selected to display.

Expand the Zoning District categories and select the applicable **commercial** and **manufacturing** districts. See the example:



This document provides location guidance for cannabis businesses in conformity with the NYC Zoning Resolution. Also, the [New York State Cannabis Law](#) has site requirements for distances from schools, houses of worship, etc.

ZoLa can also be used to search for a particular address, or block and lot, to learn the Zoning Regulations that apply to the particular property. When viewing a property on ZoLa, it is also possible to access the official zoning map that applies to the property by using a link on the right-side panel.

NYC PLANNING ZoLa New York City's Zoning & Land Use Map

280 BROADWAY, New York City

TAX LOT | BBL 1001530001

INDIVIDUAL LANDMARK
280 BROADWAY, 10007
 Manhattan (Borough 1) | Block 153 | Lot 1

Zoning District: C6-4

INTERSECTING MAP LAYERS:
 Historic District African Burial Ground & The Commons Historic District

ZONING DETAILS:
[Digital Tax Map](#)
[Zoning Map: 12b \(PDF\)](#)
[Historical Zoning Maps \(PDF\)](#)

Owner Type	City
Owner	Show Owner
Land Use	Commercial & Office Buildings
Lot Area	34,413 sq ft
Lot Frontage	151.58 ft
Lot Depth	207.47 ft
Year Built	1846

NOTE: if the property is located in a **Special Purpose District**, additional regulations may apply.



CONTACT US

**NYC Department of Buildings
Small Business Team**

QUESTIONS:
[Small Business Help Form](#)

WEBSITE:
nyc.gov/dob-sbt

