

CANNABIS BUSINESS GUIDE:  
**LOCATING CANNABIS  
BUSINESSES IN COMPLIANCE  
WITH THE NEW YORK CITY  
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 VI. Use Group VI is permitted in all commercial zoning districts (except C3) and in M1, M2, and M3 Manufacturing districts. Other cannabis business types, their Use Groups and the districts in which they are permitted are shown in the table:

STATE LICENSE TYPE	USE GROUP <sup>1</sup> (PRE-ZEO UG): USE NAME (NAICS CODE)	PERMITTED IN DISTRICTS	NOTES
Adult-Use Retail Dispensary	UG VI (6C): Miscellaneous Retailers (4599)	C1 - C8 <i>except</i> C3 M1 M2 M3	As-of-Right
Adult-Use Retail Dispensary with Temporary Delivery-Only Location	UG IX(A) (7B, 16D): Micro-distribution facility, warehouse	C1, C2	Up to 2,500 sf; outside Manhattan, not permitted in C1-1 through C1-4 and C2-1 through C2-4
		C4 -C7	Up to 5,000 sf at ground floor; 10,000 sf above ground floor
		C8	As-of-Right
		M1 - M3	Conform to performance standards
Adult-Use Processor	UG X (6A, 17B): Food manufacturing (311), Beverage and tobacco product manufacturing (312)	C1, C2	Limited to 5,000 sf in C1 and C2 except 3,000 sf in C1-1 through C1-4
		C4 - C7	Limited to 10,000 sf at ground floor; limitless area above ground floor
		C8 M1 - M3	No limitation in floor area

<sup>1</sup> The New York City Zoning Resolution was amended to provide for new zoning uses and new Use Group categories and numbering. Use Groups have been reorganized and simplified from numbers ranging from 1 to 18, to ten Roman numerals ranging from I through X. See **Service Notice** to learn more.



STATE LICENSE TYPE	USE GROUP <sup>1</sup> (PRE-ZEO UG): USE NAME (NAICS CODE)	PERMITTED IN DISTRICTS	NOTES
Adult-Use Distributor	UG IX(A) (7C, 11B, 16D): micro-distribution facility, wholesale establishment, warehouse	C1, C2	Limited to 2,500 sf; outside Manhattan, not permitted in C1-1 thru C1-4 and C2-1 thru C2-4
		C4 - C7	Up to 5,000 sf at ground floor; 10,000 sf above ground floor
		C8 M1 - M3	No limitation in floor area
Adult-Use Cultivator	UG I (4B, 17C): Agricultural uses, including greenhouses, nurseries, or truck gardens	R1 - R10	No offensive odors or dust created; limited to greenhouses
		C1, C2	No offensive odors or dust created; limited to greenhouses
		C3 - C8	No offensive odors or dust created; indoor and greenhouses permitted
		M1 - M3	Conform to performance standards; indoor and greenhouses permitted

Using ZoLa, the geographic locations of the Zoning Districts where Use Group VI 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** New York City's Zoning & Land Use Map

[About](#)
[Features](#)
[Data](#)

280 BROADWAY, New Yo

☐ BBL Lookup

**Designated Areas**

- ☐ Transit Zones
- ☐ FRESH Zones
- ☐ Sidewalk Cafes
- ☐ Limited Height Districts
- ☐ Lower Density Growth Management Areas
- ☐ Coastal Zone Boundary
- ☐ Waterfront Access Plan
- ☐ Historic Districts
- ☐ Landmarks
- ☐ Effective Flood Insurance Rate Maps 2007
- ☐ Preliminary Flood Insurance Rate Maps 2015
- ☐ Environmental

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	<a href="#">Show Owner</a>
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.

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.

# CONTACT US

NYC Department of Buildings  
Small Business Team

QUESTIONS:  
[Small Business Help Form](#)

WEBSITE:  
[nyc.gov/dob-sbt](http://nyc.gov/dob-sbt)

