



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

73-191 - Micro-distribution facilities

File generated by <https://zr.planning.nyc.gov> on 5/10/2026

73-191 - Micro-distribution facilities

LAST AMENDED

6/6/2024

In C1 or C2 Districts located outside of the Borough of Manhattan that are #select commercial overlays#, the Board of Standards and Appeals may permit micro-distribution facilities, as listed under Use Group IX(A), as set forth in Section [32-19](#) (Use Group IX - Storage), with a size limit of 5,000 square feet of #floor area# per establishment, and in other C1 or C2 Districts, as well as C4 through C7 Districts, the Board may permit modifications to a size limitation for micro-distribution facilities, denoted in the Use Group table with an “S”, provided that the increase does not exceed 200 percent of the amount set forth in paragraph (c) of Section [32-193](#) (Use Group IX – uses subject to size limitations).

In order to grant such permit, the Board shall find that:

- (a) such #use# will not impair the character or the future use or development of the surrounding area. In order to make such finding in locations where the #use# is being permitted, the Board shall consider the presence and concentration of existing micro-distribution facilities within 500 feet of the proposed #use# and whether any increase in concentration would have impacts on the surrounding area;
- (b) such #use# will cause minimal interruption to, and will not be incompatible with, the continuity of surrounding retail frontages;
- (c) such #use# will not create or contribute to serious traffic congestion and will not unduly inhibit surface traffic and pedestrian flow; and
- (d) the modifications are necessary to support the operation of such #use#.

The Board may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.