

Zoning Resolution

THE CITY OF NEW YORK

CITY PLANNING COMMISSION

Eric Adams, Mayor

Daniel R. Garodnick, Chair

32-161 - Use Group VI – general use allowances

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LAST AMENDED 6/6/2024

The following tables include #uses# classified as Use Group VI and sets forth their allowances by #Commercial District#. Notations found in the tables are further described in Section 32-10 (USE ALLOWANCES).

The following tables are organized by retail trade establishments and general service establishments. Included in the retail trade establishment table, for reference purposes only, are the three-digit subsector categories from the retail trade sector (sectors 44-45) of the 2022 North American Industry Classification System (NAICS). Included in the general service establishments table, for reference purposes only, are the three-digit subsector categories from the relevant transportation and warehousing sector (48-49), information sector (51), finance and insurance sector (52), real estate and rental and leasing sector (53), professional, scientific, and technical services (54), management of companies and enterprises (55), administrative and support and waste management and remediation services sector (56), educational services (61), accommodation and food services sector (72) and other services sector (81) of the 2022 NAICS.

For each #use# under the three-digit subsector categories in retail and general service establishments, the four-digit industry groups, five-digit NAICS industry or six-digit U.S. detail code is referenced. However, where such four-digit, five-digit or six-digit categories are not referenced after a #use#, the specified #use# is not a specific NAICS industry sector category or includes a group of existing categories.

	U	SE GRO	UP VI –	RETAIL '	TRADE E	STABLIS	HMENTS				
	• = Perm S = Siz			-	ermitted	= Special p U = Open					
Uses (NAICS Code) C1 C2 C3 C4 C5 C6 C7 C8 PRC											
Motor Vehicle	e and Parts Dealer (4	141)									
Automobile de	alers (4411)	-	• P	-	• P	• P	• P	• P	• U	A4	
Other motor vehicle dealers	Boat dealers (441222)	_	• P	• P U	• P	• P	• P	• P	• U	A4	
dealers (4412)	All other motor vehicle dealers (in 4412)	-	• P	-	• P	• P	• P	• P	• U	A4	

Automotive pa	rts, accessories rs (4413)	•	•	_	•	•	•	•	•	A2		
Building Mate	erial and Garden Eq	uipment ar	nd Supplie	es Dealer (444)							
Building material and supplies	Lumber yards, retail (in 444180)	-	• S	-	•	•	•	•	• U	А3		
dealers (4441)	All other building material and supplies dealers (in 4441)	• S	• S	_	•	•	•	•	U	АЗ		
Lawn and gard	den equipment and ers (4442)	•	• U	_	•	•	•	• U	•	A2		
Food and Bev	Food and Beverage Retailers (445)											
Grocery and corretailers (4451)	onvenience	•	•	-	•	•	•	•	•	*		
Specialty food (4452)	retailers	•	•	•	•	•	•	•	•	*		
Beer, wine and (4453)	d liquor retailers	•	•	_	•	•	•	•	•	A2		
Furniture, Ho	me Furnishings, Ele	ectronics, a	and Applia	ınce Retail	lers (449)							
Furniture and I	nome furnishing	• S	• S	-	•	•	•	•	•	А3		
Electronics and appliance retailers (4492)		• S	• S	-	•	•	•	•	•	АЗ		
General Merchandise Retailers (455)												

Department sto (4551)	ores	• S	• s	_	•	•	•	•	•	A2		
	ubs, supercenters, eral merchandise)	• S	• S	-	•	•	•	•	•	A2		
Health and Pe	Health and Personal Care Retailers (456)											
Health and per (4561)	rsonal care retailers	•	•	-	•	•	•	•	•	A2		
Gasoline Stat	Gasoline Stations and Fuel Dealers (457)											
	#Automotive service stations#	-	0	-	0	0	0	0	• P U	N/A		
Gasoline stations (4571)	Electric vehicle charging and battery swapping	U	• U	• U	• U	• U	U	• U	• U	N/A		
	Boat fuel sales	-	• P U	• P U	• P U	• P U	• P U	• P U	• U	A4		
Fuel dealers (4	4572)	_	-	_	-	-	-	-	S P U	A3		
Clothing, Clot	thing Accessories,	Shoe and .	Jewelry Re	etailers (45	58)							
Clothing and c retailers (4581	lothing accessories	• S	• s	-	•	•	•	•	•	A2		
Shoe retailers (4582)		•	•	_	•	•	•	•	•	A2		
Jewelry, lugga goods retailers	ge, and leather s (4583)	•	•	_	•	•	•	•	•	A2		
Sporting Goo	Sporting Goods, Hobby, Musical Instrument, Book and Miscellaneous Retailers (459)											

Sporting goods, hobby, and	Sporting goods retailers (45911)	•	•	•	•	•	•	•	•	A2
musical instrument retailers (4591)	All other hobby and musical instrument retailers (in 4591)	•	•	_	•	•	•	•	•	A2
Book retailers	Book retailers	•	•	_	•	•	•	•	•	A2
dealers (4592)	News dealers	• U	• U	-	• U	• U	• U	• U	• U	A2
Florists (4593)		• U	• U	_	• U	• U	• U	• U	• U	A2
Office supplies	, stationery, and	•	•	-	•	•	•	•	•	A2
Used merchano (4595)	dise retailers	•	•	-	•	•	•	•	•	A2
Miscellaneous (4599)	retailers	•	•	-	•	•	•	•	•	A2

USE GROUP VI – SERVICE ESTABLISHMENTS											
 ■ = Permitted											
Uses (NAICS Code)	C1	C2	СЗ	C4	C5	C6	C 7	C8	PRC		
Postal Service (491) / Couriers and Messengers (492)											
Postal service (4911)	•	•	_	•	•	•	•	•	G		

Couriers and express delivery services (4921)	•	•	-	•	•	•	•	•	A2		
Local messengers and local delivery (4922)	•	•	-	•	•	•	•	•	A2		
Telecommunications (517)											
Wired and wireless telecommunications (5171)	•	•	I	•	•	•	•	•	A2		
Computing Infrastructure Providers, Data Processing, Web Hosting, and Related Services (518)											
Computing infrastructure providers, data processing, web hosting, and related services (5182)	• S	•	-	•	•	•	•	•	A3		
Credit Intermediation and Related A	ctivities (5	522)									
Savings, loan and other financial services (5221, 5222 and 5223)	•	•	-	•	•	•	•	•	A 3		
Securities, Commodity Contracts, a	nd Other F	inancial	nvestmen	ts and Rel	ated Activit	ies (523)	1				
Securities, commodity contracts, and other financial investments and related activities (5231, 5232 and 5239)	•	•	-	•	•	•	•	•	АЗ		
Insurance Carriers and Related Acti	vities (524	·)									
Insurance carriers and related activities (5241 and 5242)	•	•	-	•	•	•	•	•	А3		
Funds, Trusts and Other Financial Vehicles (525)											
Funds, trusts and other financial vehicles (5251 and 5259)	•	•	-	•	•	•	•	•	А3		

Real Estate (53	1)									
Real estate (5311, 5312, and	d 5313)	•	•	-	•	•	•	•	•	А3
Rental and Lea	sing Services (532)									
Automotive equi	pment rental and	• S	•	_	•	•	•	•	• U	N/A
Consumer goods rental (5322)	Consumer electronics and appliances rental (53221)	• S	• S	-	•	•	•	•	•	АЗ
	Recreational goods rental (532284)	• S	• S	• U	•	•	•	•	• U	А3
	All other consumer goods rental (in 5322)	• S	• S	-	•	•	•	•	•	А3
General rental c	enters (5323)	• S	• s	_	•	•	•	•	•	А3
Commercial and machinery and e leasing (5324)	industrial equipment rental and	• S	• S	-	•	•	•	•	• U	А3
Professional, S	cientific, and Techni	cal Service	es (541)							
Veterinary services (54194)		• P	• P	-	• P	● P	• P	• P	• P	А3
All other professional, scientific, and technical services (in 541)		•	•	_	•	•	•	•	•	А3
Management of Companies and Enterprises (551)										

	Management of companies and enterprises (5511)		•	_	•	•	•	•	•	А3
Administrative a	nd Support Service	s (561)								
Travel and reserve	ation services	•	•	_	•	•	•	•	•	А3
Services to buildings and dwellings (5617)	Carpet and upholstery cleaning services (56174)	-	-	-	-	-	-	-	• P	D1
	All other services to buildings and dwellings (in 5617)	•	•	-	•	•	•	•	•	А3
All other administr	rative and support	•	•	-	•	•	•	•	•	А3
Educational Serv	vices (611)									
Business schools management train	and computer and ning (6114)	•	•	-	•	•	•	•	•	АЗ
Technical and trad	de schools (6115)	• P	• P	-	• P	• P	• P	• P	• P	А3
All other schools a	and instruction	•	•	-	•	•	•	•	•	А3
Food Services and Drinking Places (722)										
Special food servi	ces (7223)	• S	•	•	•	•	•	•	•	АЗ
Eating or drinking establishments (7224 and 7225)		• S U	• S U	• S U	• P U	• P U	• P U	• U	• U	*

Repair and Maint	enance (811)									
Automotive repair and maintenance (8111)	#Heavy motor vehicle repair and maintenance shops#	-	-	-	-	-	-	_	● P	A4
	#Light motor vehicle repair and maintenance shops#	-	0	-	0	0	0	0	P	A3
	Car washes (811192)	-	-	-	-	-	-	-	• P	N/A
Electronic and pre repair and mainter (8112)		• S	•	-	•	•	•	•	•	А3
Commercial and in machinery and eq maintenance (811	uipment repair and	-	-	-	-	-	-	-	• P	А3
Personal and household goods repair and	Bicycle repair	•	•	•	•	•	•	•	•	А3
maintenance (8114)	Recreational boat repair	• P U	A4							
	Home and garden equipment and appliance repair and maintenance (81141)	-	-	-	-	-	-	-	P	А3
	All other personal and household goods repair and maintenance (in 8114)	•	•	-	•	٠	•	•	•	A3

Personal and La	undry Services (812	2)								
Personal care services (8121)	#Health and fitness establishments#	• P U	P U	• P U	• P U	P U	P U	P U	• U	A2
	All other personal care services (in 8121)	•	•	-	•	•	•	•	•	A2
Death care services (8122)	Funeral homes and funeral services (81221)	•	•	-	•	•	•	•	•	G
	Crematoriums	1	-	-	-	_	-	_	• P	A4
Dry cleaning and laundry services (8123)	Personal laundry services	•	•	-	•	•	•	•	•	A2
(6.26)	Personal dry cleaning services	• S P	• S P	_	• S P	• S P	• S P	• S P	• P	A2
	Industrial dry cleaning and laundry services	-	-	-	-	-	-	-	• P	D1
Other personal services (8129)	Pet care services (81291)	• P	• P	-	• P	• P	• P	• P	•	A2
	All other personal services (in 8129)	•	•	-	•	•	•	•	•	АЗ