



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# **73-161 - Retail and service uses**

File generated by <https://zr.planning.nyc.gov> on 7/31/2025

---

## 73-161 - Retail and service uses

---

LAST AMENDED

6/6/2024

In all #Commercial Districts# and #Manufacturing Districts#, the Board of Standards and Appeals may permit modifications to #uses# listed under Use Group VI, as set forth in Sections [32-16](#) and [42-16](#) (Use Group VI – Retail and Services), pursuant to paragraph (a) of this Section, provided that the findings in paragraph (b) are met.

- (a) For #uses# listed under Use Group VI, other than those #uses# for which another permit exists pursuant to Section [73-16](#), inclusive, the Board may permit:
- (1) modifications to a size limitation, denoted in the Use Group table with an “S”, provided that the increase does not exceed 200 percent of the amount set forth in Use Group VI;
  - (2) modifications to supplementary #use# regulations, including enclosure and location within #buildings# provisions; or
  - (3) modifications to additional conditions, denoted in the Use Group table with a “P”, including environmental standards, geographic limitations, or other measures.
- (b) In order to grant such permit, the Board shall find that:
- (1) such #use# will not impair the character or the future use or development of the surrounding area;
  - (2) such #use# will not create or contribute to serious traffic congestion and will not unduly inhibit surface traffic and pedestrian flow; and
  - (3) the modifications are necessary to support the operation of such #use#; and

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