

## **Zoning Resolution**

THE CITY OF NEW YORK

CITY PLANNING COMMISSION

Eric Adams, Mayor

Daniel R. Garodnick, Chair

# 32-20 - Use Group X - Production Uses

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#### 32-20 - Use Group X - Production Uses

LAST AMENDED 6/6/2024

#### C1 C2 C3 C4 C5 C6 C7 C8

Use Group X consists of #uses# engaged in the mechanical, physical, or chemical transformation of materials into new goods. The provisions regulating #uses# classified in this Use Group are set forth as follows:

- (a) Section 32-201 (Use Group X general use allowances) which includes the compilation of #uses# in the Use Group table;
- (b) Section 32-202 (Use Group X uses subject to size limitations) for size restrictions that apply to certain #uses#, as denoted with an "S" in the Use Group table;
- (c) Section 32-203 (Use Group X uses subject to additional conditions) for additional conditions that apply to certain #uses#, as denoted with a "P" in the Use Group table; and
- (d) Section 32-204 (Use Group X additional provisions for parking requirement category) for #uses# with more than one parking requirement category or other applicable parking provisions, as denoted with "\*" in the Use Group table.

The provisions of Sections <u>32-202</u> and <u>32-203</u>, except as otherwise specified in such Sections, may be modified by special permit of the Board of Standards and Appeals, in accordance with Section <u>73-211</u> (Production uses), or by special permit of the City Planning Commission, in accordance with Section <u>74-211</u> (Production uses).

#### 32-201 - Use Group X - general use allowances

LAST AMENDED 6/6/2024

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

Included in the #use# table, for reference purposes only, are the three-digit subsector categories from the manufacturing sector (sectors 31-33) of the 2022 North American Industry Classification System (NAICS). For each #use# under the three-digit subsector categories in manufacturing, the four-digit industry group, 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.

		USE	GROU	P X – PR	ODUCTIO	N				
● = Permitted										
S = Siz	e restrictio	n P = Ac	ditional	conditions	U = Open	use allowa	nces			
Uses (NAICS Code)	C1	C2	С3	C4	C5	C6	<b>C</b> 7	C8	PRC	

Food Manufac	turing (311)									
Animal food ma	anufacturing (3111)	-	ı	_	-	-	-	_	_	D1
Sugar and confectionary product	Sugar manufacturing (31131)	-	ŀ	П	-	-	-	-	-	D1
manufacturing (3113)	All other sugar and confectionary product manufacturing (in 3113)	• S P	• S P	-	• S P	• S P	• S P	• S P	• P	D1
Animal slaughter processing (31		_	-	-	-	-	_	_	_	D1
Seafood product packaging (311	ct preparation and	-	-	-	-	-	-	-	-	D1
All other food m	nanufacturing (in	• S P	• S P	_	• S P	• S P	• S P	• S P	• P	D1
Beverage and	Tobacco Product M	/lanufactur	ing (312)							
Beverage manufacturing (3121)	Distilleries (31214)	-	П	-	_	-	-	_	_	D1
(0.2.)	All other beverage manufacturing (in 3121)	• S P	• S P	-	o P	• S P	• S P	• S P	<b>●</b> P	D1
Tobacco manuf			• P	D1						
Textile & Texti	le Product Mills (31	3 - 314)								
Textile mills (31	3)	• S P	• S P	-	• S P	• S P	• S P	• S P	● P	D1

Textile product mil	ls (314)	• S P	• S P	-	• S P	• S P	• S P	• S P	● P	D1
Apparel Manufac	turing (315)									
Apparel manufactu	uring (315)	• S P	• S P	-	• S P	• S P	• S P	• S P	• P	D1
Leather and Allie	d Product Manu	facturing (3	316)							
Leather and hide t finishing (3161)	anning and	-	-	-	-	-	-	-	-	D1
Footwear manufac	cturing (3162)	• S P	• S P	-	• S P	• S P	• S P	• S P	• P	D1
Other leather and manufacturing (31		• S P	• S P	-	• S P	• S P	• S P	• S P	• P	D1
Wood Product Ma	anufacturing (32	1)								
Sawmills and wood	d preservation	-	-	-	-	-	-	-	-	D1
Veneer, plywood, a wood product man (3212)		-	-	-	-	-	-	-	-	D1
Other wood production manufacturing (32)		• S P	• S P	-	• S P	• S P	• S P	• S P	• P	D1
Paper Manufactu	ring (322)									
Pulp, paper, and p	aperboard mills	-	-	-	-	-	-	-	-	D1
paper product manufacturing	Stationery product manufacturing (32223)	• S P	s P	-	• S P	s P	s P	• S P	• P	D1

	All other converted paper product manufacturing (in 3222)	-	• S P	-	• S P	• S P	s P	• S P	<b>●</b> P	D1
Printing and Re	lated Support Act	ivities (323	3)							
Printing and relat activities (3231)	ed support	• S P	• S P	-	• S P	• S P	• S P	• S P	• P	D1
Petroleum and (	Coal Products Ma	nufacturing	g (324)							
Petroleum and comanufacturing (3		_	_	-	_	-	_	_	-	D1
Chemical Manu	facturing (325)									
Pharmaceutical a		П	• S P	ı	• S P	• S P	• S P	• S P	• P	D1
Soap, cleaning compound, and toilet preparation manufacturing	Soap and other detergent manufacturing (325611)	• S P	• S P	_	• S P	• S P	• S P	• S P	<b>●</b> P	D1
(3256)	All other soap, cleaning compound and toilet preparation manufacturing (in 3256)	_	s P	_	• S P	• S P	s P	• S P	P	D1
All other chemica	al manufacturing	-	_	-	-	-	-	-	_	D1
Plastics and Ru	bber Products Ma	nufacturin	g (326)							
Plastics and rubb		_	_	_	_	-	_	_	_	D1

Nonmetallic Mine	ral Product Man	ufacturing	(327)							
Clay product and refractory manufacturing (3271)	Clay building material and refractories manufacturing (32712)	-	-	_	-	-	-	-	-	D1
	All other clay product and refractory manufacturing (in 3271)	• S P	• S P	_	• S P	• S P	s P	• S P	● P	D1
Glass and glass product manufacturing (3272)	Flat glass manufacturing (327211)	-	-	_	-	-	-	-	-	D1
	Other pressed and blown glass and glassware manufacturing (327212)	_	-	_	-	-	_	_	-	D1
	All other glass and glass product manufacturing (in 3272)	s P	s P	-	s P	• S P	s P	s P	• P	D1
All other nonmetall product manufactu (in 327)		-	-	-	-	-	-	-	-	D1
Primary Metal Ma	nufacturing and	Fabricated	d Metal Pro	oduct Mai	nufacturinç	ı (331 - 332)				
Primary metal mar	nufacturing	-	-	_	_	-	_	-	-	D1

Cutlery and									
Handtool manufacturing (3322)	S P	S P	I	S P	• S P	• S P	• S P	• P	D1
All other fabricated metal product manufacturing (in 332)	-	s P	-	• S P	• S P	s P	• S P	• P	D1
ufacturing (333)						1			
	-	-	-	-	-	-	-	-	D1
ery manufacturing	_	• S P	-	• S P	• S P	• S P	• S P	• P	D1
Electronic Produc	t Manufact	uring (334)							
-	• S P	• S P	-	• S P	• S P	• S P	• S P	• P	D1
pment, Appliance,	and Comp	onent Man	ufacturin	g (335)					
	• S P	• S P	-	• S P	• S P	• S P	• S P	• P	D1
Small electrical appliance manufacturing (33521)	• S P	• S P	-	• S P	• S P	• S P	• S P	● P	D1
Major household appliance	-	-	-	-	-	-	-	-	D1
	All other fabricated metal product manufacturing (in 332)  nufacturing (333)  struction, and ry manufacturing  ery manufacturing  Electronic Product  peripheral ufacturing (334)  pment, Appliance, equipment 3351)  Small electrical appliance manufacturing (33521)  Major household	All other fabricated metal product manufacturing (in 332)  nufacturing (333)  struction, and ry manufacturing  erry manufacturing  Deripheral original ufacturing (334)  pment, Appliance, and Compete (3351)  struction and ry manufacturing  Electronic Product Manufact  Deripheral original original structuring (334)  Substitution and ry manufacturing (334)  Substitution and ry manufacturing (3351)  Substitution and ry manufacturing (33521)	All other fabricated metal product manufacturing (in 332)  struction, and ry manufacturing  ery manufacturing  beripheral ufacturing (334)  beripheral ufacturing (334)  struction, and ry manufacturing  beripheral ufacturing (334)  struction, and ry manufacturing  struction, and ry manufacturing  struction, and ry manufacturing (334)  struction, and ry manufacturing (335)  struction, and ry manufacturing (335)	All other fabricated metal product manufacturing (in 332)  struction, and ry manufacturing — — — — — — — — — — — — — — — — — — —	All other fabricated metal product manufacturing (in 332)  struction, and ry manufacturing  mery mery mery manufacturing  mery mery manufacturing  mery mery manufacturing  mery mery mery mery mery mery mery mery	All other fabricated metal product manufacturing (in 332)  struction, and ry manufacturing  erry manufacturing  Peripheral of the facturing (334)  Peripheral of the facturing (335)  Peripheral of the facturing (334)  Peripheral of the facturing (335)  Peripheral of the facturing (334)  Periphera	All other fabricated metal product manufacturing (in 332)  struction, and ry manufacturing —	All other fabricated metal product manufacturing (in 332)  struction, and ry manufacturing — — — — — — — — — — — — — — — — — — —	All other fabricated metal product manufacturing (in 332)  struction, and ry manufacturing — — — — — — — — — — — — — — — — — — —

All other electrical equipment and component manufacturing (in 335)	-	-	_	-	-	-	-	-	D1			
Transportation Equipment Manut	acturing (3	36)										
Transportation equipment manufacturing (336)	_	-	-	ŀ	-	-	-	-	D1			
Furniture and Related Product M	Furniture and Related Product Manufacturing (337)											
Furniture and related product manufacturing (337)	• S P	• S P	_	• S P	• S P	• S P	• S P	• P	D1			
Miscellaneous Manufacturing (33	9)											
Medical equipment and supplies manufacturing (3391)	• S P	• S P	-	• S P	• S P	• S P	• S P	• P	D1			
Other miscellaneous manufacturing (3399)	• S P	• S P	-	• S P	• S P	• S P	• S P	• P	D1			

### 32-202 - Use Group X - uses subject to size limitations

LAST AMENDED 6/6/2024

For #uses# denoted with a "S" in Section  $\underline{32-201}$  (Use Group X – general use allowances), the specific size limitations shall be as follows:

- (a) All permitted #uses# in C1 Districts that are #select commercial overlays# shall not exceed 3,000 square feet of #floor area# per establishment.
- (b) All permitted #uses# in C1 Districts that are not #select commercial overlays# or C2 Districts shall not exceed 5,000 square feet of #floor area# per establishment.
- (c) All permitted #uses# in C4 through C7 Districts shall not exceed 10,000 square feet of #floor area# per establishment on the ground floor and without limitation on overall #floor area# above the ground floor.

#### 32-203 - Use Group X - additional conditions

LAST AMENDED 6/6/2024

apply.

- (a) Permitted #uses# in all #Commercial Districts# shall conform to the performance standards for M1 Districts as set forth in Section 42-40 (PERFORMANCE STANDARDS) through 42-48 (Performance Standards Regulating Humidity, Heat or Glare), inclusive. However, beverage manufacturing establishments shall not be subject to the provisions of Section 42-47 (Performance Standards Regulating Fire and Explosive Hazards).
- (b) In addition to the requirements of paragraph (a) of this Section, in C1 or C2 Districts, or C4 through C7 Districts, all permitted #uses# shall meet the following requirements:
  - (1) Such #use# does not have a New York City or New York State environmental rating of "A", "B" or "C" under Section 24-153 of the New York City Administrative Code for any process equipment requiring a New York City Department of Environmental Protection operating certificate or New York State Department of Environmental Conservation state facility permit; and
  - (2) Such #use# is not required, under the City Right-to-Know Law, to file a Risk Management Plan for Extremely Hazardous Substances.

#### 32-204 - Use Group X - additional provisions for parking requirement category

LAST AMENDED 6/6/2024

In C1 or C2 Districts, or C4 through C8 Districts, all permitted #uses# are classified in parking requirement category B except that #uses# located above the ground floor shall be classified in parking requirement category C.