



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

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 32-202 and 32-203, except as otherwise specified in such Sections, may be modified by special permit of the Board of Standards and Appeals, in accordance with Section 73-211 (Production uses), or by special permit of the City Planning Commission, in accordance with Section 74-211 (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 GROUP X – PRODUCTION | | | | | | | | | |
|---|----|----|----|----|----|----|----|----|-----|
| ● = Permitted ♦ = Permitted with limitations ○ = Special permit required – = Not permitted S = Size restriction P = Additional conditions U = Open use allowances | | | | | | | | | |
| Uses (NAICS Code) | C1 | C2 | C3 | C4 | C5 | C6 | C7 | C8 | PRC |

| Food Manufacturing (311) | | | | | | | | | | |
|--|---|----------|----------|---|----------|----------|----------|----------|--------|----|
| Animal food manufacturing (3111) | | – | – | – | – | – | – | – | – | D1 |
| Sugar and confectionary product manufacturing (3113) | Sugar manufacturing (31131) | – | – | – | – | – | – | – | – | D1 |
| | All other sugar and confectionary product manufacturing (in 3113) | ● S P | ● S P | – | ● S P | ● S P | ● S P | ● S P | ● P | D1 |
| Animal slaughtering and processing (3116) | | – | – | – | – | – | – | – | – | D1 |
| Seafood product preparation and packaging (3117) | | – | – | – | – | – | – | – | – | D1 |
| All other food manufacturing (in 311) | | ● S P | ● S P | – | ● S P | ● S P | ● S P | ● S P | ● P | D1 |
| Beverage and Tobacco Product Manufacturing (312) | | | | | | | | | | |
| Beverage manufacturing (3121) | Distilleries (31214) | – | – | – | – | – | – | – | – | D1 |
| | All other beverage manufacturing (in 3121) | ● S P | ● S P | – | ● S P | ● S P | ● S P | ● S P | ● P | D1 |
| Tobacco manufacturing (3122) | | ● S P | ● S P | – | ● S P | ● S P | ● S P | ● S P | ● P | D1 |
| Textile & Textile Product Mills (313 - 314) | | | | | | | | | | |
| Textile mills (313) | | ● S P | ● S P | – | ● S P | ● S P | ● S P | ● S P | ● P | D1 |

| | | | | | | | | | | |
|---|--|----------|----------|---|----------|----------|----------|----------|--------|----|
| Textile product mills (314) | | ● S P | ● S P | — | ● S P | ● S P | ● S P | ● S P | ● P | D1 |
| Apparel Manufacturing (315) | | | | | | | | | | |
| Apparel manufacturing (315) | | ● S P | ● S P | — | ● S P | ● S P | ● S P | ● S P | ● P | D1 |
| Leather and Allied Product Manufacturing (316) | | | | | | | | | | |
| Leather and hide tanning and finishing (3161) | | — | — | — | — | — | — | — | — | D1 |
| Footwear manufacturing (3162) | | ● S P | ● S P | — | ● S P | ● S P | ● S P | ● S P | ● P | D1 |
| Other leather and allied product manufacturing (3169) | | ● S P | ● S P | — | ● S P | ● S P | ● S P | ● S P | ● P | D1 |
| Wood Product Manufacturing (321) | | | | | | | | | | |
| Sawmills and wood preservation (3211) | | — | — | — | — | — | — | — | — | D1 |
| Veneer, plywood, and engineered wood product manufacturing (3212) | | — | — | — | — | — | — | — | — | D1 |
| Other wood product manufacturing (3219) | | ● S P | ● S P | — | ● S P | ● S P | ● S P | ● S P | ● P | D1 |
| Paper Manufacturing (322) | | | | | | | | | | |
| Pulp, paper, and paperboard mills (3221) | | — | — | — | — | — | — | — | — | D1 |
| Converted paper product manufacturing (3222) | Stationery product manufacturing (32223) | ● S P | ● S P | — | ● S P | ● S P | ● S P | ● S P | ● P | D1 |

[illegible]

| | | | | | | | | | | |
|--|---|----------|----------|---|----------|----------|----------|----------|--------|----|
| Fabricated metal product manufacturing (332) | Cutlery and Handtool manufacturing (3322) | ● S P | ● S P | — | ● 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 |

Machinery Manufacturing (333)

| | | | | | | | | | |
|--|---|----------|---|----------|----------|----------|----------|----------|----|
| Agriculture, construction, and mining machinery manufacturing (3331) | — | — | — | — | — | — | — | — | D1 |
| All other machinery manufacturing (in 333) | — | ● S P | — | ● S P | ● S P | ● S P | ● S P | ● S P | D1 |

Computer and Electronic Product Manufacturing (334)

| | | | | | | | | | |
|---|----------|----------|---|----------|----------|----------|----------|--------|----|
| Computer and peripheral equipment manufacturing (334) | ● S P | ● S P | — | ● S P | ● S P | ● S P | ● S P | ● P | D1 |
|---|----------|----------|---|----------|----------|----------|----------|--------|----|

Electrical Equipment, Appliance, and Component Manufacturing (335)

| | | | | | | | | | | |
|--|--|----------|----------|---|----------|----------|----------|----------|--------|----|
| Electric lighting equipment manufacturing (3351) | | ● S P | ● S P | — | ● S P | ● S P | ● S P | ● S P | ● P | D1 |
| Household appliance manufacturing (3352) | Small electrical appliance manufacturing (33521) | ● S P | ● S P | — | ● S P | ● S P | ● S P | ● S P | ● P | D1 |
| | Major household appliance manufacturing (33522) | — | — | — | — | — | — | — | — | D1 |
| | | | | | | | | | | |

| | | | | | | | | | |
|---|----------|----------|---|----------|----------|----------|----------|--------|----|
| All other electrical equipment and component manufacturing (in 335) | – | – | – | – | – | – | – | – | D1 |
| Transportation Equipment Manufacturing (336) | | | | | | | | | |
| Transportation equipment manufacturing (336) | – | – | – | – | – | – | – | – | D1 |
| 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 (339) | | | | | | | | | |
| 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 [32-201](#) (Use Group X – general use allowances), the specific size limitations shall be as follows:

- All permitted #uses# in C1 Districts that are #select commercial overlays# shall not exceed 3,000 square feet of #floor area# per establishment.
- 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.
- 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

For #uses# denoted with a “P” in Section [32-201](#) (Use Group X – general use allowances), the limitations in this Section shall

For #uses# denoted with a "1" in Section [22-231](#) (Use Group X – general use allowances), the limitations in this section shall 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.