



## **Zoning Resolution**

**THE CITY OF NEW YORK**  
**Zohran K. Mamdani, Mayor**

**CITY PLANNING COMMISSION**  
**Sideya Sherman, Chair**

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

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

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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

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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											
<p>? = Permitted    ? = Permitted with limitations    ? = Special permit required                      – = Not permitted                      S = Size restriction    P = Additional conditions    U = Open use allowances</p>											
Uses (NAICS Code)	C1	C2	C3	C4	C5						
<b>Food Manufacturing (311)</b>											
Animal food manufacturing (3111)	–	–	–	–	–						
Sugar and confectionary product manufacturing (3113)	<table border="1"> <tr> <td>Sugar manufacturing (31131)</td> <td>–</td> <td>–</td> <td>–</td> <td>–</td> <td>–</td> </tr> </table>					Sugar manufacturing (31131)	–	–	–	–	–
Sugar manufacturing (31131)	–	–	–	–	–						

All other sugar and confectionary product manufacturing (in 3113)		?	?	–	?	?	?	?
		S P	S P		S P	S P	S P	S
Animal slaughtering and processing (3116)				–	–	–	–	–
Seafood product preparation and packaging (3117)				–	–	–	–	–
All other food manufacturing (in 311)				?	?	–	?	?
				S P	S P		S P	S
<b>Beverage and Tobacco Product Manufacturing (312)</b>								
Beverage manufacturing (3121)	Distilleries (31214)			–	–	–	–	–
	All other beverage manufacturing (in 3121)			?	?	–	?	?
				S P	S P		S P	S
Tobacco manufacturing (3122)				?	?	–	?	?
				S P	S P		S P	S
<b>Textile &amp; Textile Product Mills (313 - 314)</b>								
Textile mills (313)				?	?	–	?	?
				S P	S P		S P	S
Textile product mills (314)				?	?	–	?	?
				S P	S P		S P	S
<b>Apparel Manufacturing (315)</b>								
Apparel manufacturing (315)				?	?	–	?	?
				S P	S P		S P	S
<b>Leather and Allied Product Manufacturing (316)</b>								
Leather and hide tanning and finishing (3161)				–	–	–	–	–

Footwear manufacturing (3162)		?	?	–	?	?
		S P	S P		S P	S
Other leather and allied product manufacturing (3169)		?	?	–	?	?
		S P	S P		S P	S
<b>Wood Product Manufacturing (321)</b>						
Sawmills and wood preservation (3211)		–	–	–	–	–
Veneer, plywood, and engineered wood product manufacturing (3212)		–	–	–	–	–
Other wood product manufacturing (3219)		?	?	–	?	?
		S P	S P		S P	S
<b>Paper Manufacturing (322)</b>						
Pulp, paper, and paperboard mills (3221)		–	–	–	–	–
Converted paper product manufacturing (3222)	Stationery product manufacturing (32223)	?	?	–	?	?
		S P	S P		S P	S
	All other converted paper product manufacturing (in 3222)	–	?	–	?	?
			S P		S P	S
<b>Printing and Related Support Activities (323)</b>						
Printing and related support activities (3231)		?	?	–	?	?
		S P	S P		S P	S
<b>Petroleum and Coal Products Manufacturing (324)</b>						
Petroleum and coal products manufacturing (3241)		–	–	–	–	–
<b>Chemical Manufacturing (325)</b>						

Pharmaceutical and medicine manufacturing (3254)		-	? S P	-	? S P	? S
Soap, cleaning compound, and toilet preparation manufacturing (3256)	Soap and other detergent manufacturing (325611)	? S P	? S P	-	? S P	? S
	All other soap, cleaning compound and toilet preparation manufacturing (in 3256)	-	? S P	-	? S P	? S
All other chemical manufacturing (in 325)		-	-	-	-	-
<b>Plastics and Rubber Products Manufacturing (326)</b>						
Plastics and rubber products manufacturing (326)		-	-	-	-	-
<b>Nonmetallic Mineral Product Manufacturing (327)</b>						
Clay product and refractory manufacturing (3271)	Clay building material and refractories manufacturing (32712)	-	-	-	-	-
	All other clay product and refractory manufacturing (in 3271)	? S P	? S P	-	? S P	? S
Glass and glass product manufacturing (3272)	Flat glass manufacturing (327211)	-	-	-	-	-
	Other pressed and blown glass and glassware manufacturing (327212)	-	-	-	-	-

All other glass and glass product manufacturing (in 3272)	?	?	–	?	?	?	?	?	DI
	S P	S P		S P	S P	S P	S P	P	
All other nonmetallic mineral product manufacturing (in 327)					–	–	–	–	
<b>Primary Metal Manufacturing and Fabricated Metal Product Manufacturing (331 - 332)</b>									
Primary metal manufacturing (331)					–	–	–	–	–
Fabricated metal product manufacturing (332)	Cutlery and Handtool manufacturing (3322)				?	?	–	?	?
					S P	S P		S P	S
	All other fabricated metal product manufacturing (in 332)				–	?	–	?	?
						S P		S P	S
<b>Machinery Manufacturing (333)</b>									
Agriculture, construction, and mining machinery manufacturing (3331)					–	–	–	–	–
All other machinery manufacturing (in 333)					–	?	–	?	?
						S P		S P	S
<b>Computer and Electronic Product Manufacturing (334)</b>									
Computer and peripheral equipment manufacturing (334)					?	?	–	?	?
					S P	S P		S P	S
<b>Electrical Equipment, Appliance, and Component Manufacturing (335)</b>									
Electric lighting equipment manufacturing (3351)					?	?	–	?	?
					S P	S P		S P	S

Household appliance manufacturing (3352)	Small electrical appliance manufacturing (33521)	?	?	–	?	?
	Major household appliance manufacturing (33522)	–	–	–	–	–
All other electrical equipment and component manufacturing (in 335)		–	–	–	–	–
<b>Transportation Equipment Manufacturing (336)</b>						
Transportation equipment manufacturing (336)		–	–	–	–	–
<b>Furniture and Related Product Manufacturing (337)</b>						
Furniture and related product manufacturing (337)		?	?	–	?	?
<b>Miscellaneous Manufacturing (339)</b>						
Medical equipment and supplies manufacturing (3391)		?	?	–	?	?
Other miscellaneous manufacturing (3399)		?	?	–	?	?

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

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For #uses# denoted with a “S” in Section [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.

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

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For #uses# denoted with a “P” in Section [32-201](#) (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.

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

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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.