

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 GROUP X – PRODUCTION										
● = Permitted ◆ = Permitted with limitations ○ = Special permit required											
S = Siz	e restrictio	n P = Ac	ditional	conditions	U = Open	use allowa	nces				
Uses (NAICS Code)	C1	C2	С3	C4	C5	C6	C 7	C8	PRC		

Food Manufac	turing (311)									
Animal food ma	anufacturing (3111)	_	ı	_	-	-	-	_	_	D1
Sugar and confectionary product manufacturing	Sugar manufacturing (31131)	-	ŀ	П	-	-	-	-	-	D1
(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)	-	Ι	-	_	-	-	_	_	D1
(0.2.)	All other beverage manufacturing (in 3121)	• S P	• S P	-	o P	• S P	• S P	• S P	● 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	● 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	● 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	-	• S P	• S P	• S P	• S P	• P	D1
							0 1	'	
All other fabricated metal product manufacturing (in 332)	-	• S P	-	• S P	• S P	• S P	• S P	• P	D1
ufacturing (333)									
	-	-	-	-	-	-	-	-	D1
ery manufacturing	-	• S P	-	• S P	s P	• S P	• S P	• P	D1
Electronic Produc	t Manufacti	uring (334)							
-	• S P	• S P	-	• S P	• S P	• S P	• S P	• P	D1
ment, Appliance,	and Comp	onent Man	ufacturin	g (335)					
	• S P	• S P	-	• S P	• S P	• S P	• S P	• P	D1
appliance manufacturing	• S P	o S P	-	s P	• P	о Р	• S P	P P	D1
appliance	-	-	-	-	-	-	-	-	D1
	manufacturing (in 332) ufacturing (333) truction, and y manufacturing ery manufacturing eripheral facturing (334) ment, Appliance, equipment (351) Small electrical appliance manufacturing (33521) Major household appliance manufacturing	manufacturing (in 332) ufacturing (333) truction, and y manufacturing ery manufacturing - Electronic Product Manufacturing (334) s P oment, Appliance, and Composite (351) s P Small electrical appliance manufacturing (33521) Major household appliance manufacturing (33521)	manufacturing (in 332) ufacturing (333) etruction, and	manufacturing (in 332) struction, and y manufacturing ery manufacturing -	manufacturing (in 332) ufacturing (333) truction, and y manufacturing — — — — — — — — — — — — — — — — — — —	manufacturing (in 332) truction, and y manufacturing — — — — — — — — — — — — — — — — — — —	manufacturing (in 332) ufacturing (333) truction, and	manufacturing (in 332) truction, and	manufacturing (in 332) ufacturing (333) truction, and

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

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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

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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

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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.