



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

73-21 - Production Uses

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73-21 - Production Uses

LAST AMENDED

6/6/2024

73-211 - Production uses

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In all *Commercial Districts* and *Manufacturing Districts*, the Board of Standards and Appeals may permit modifications to *uses* listed under Use Group X, as set forth in Sections [32-20](#) and [42-20](#) (Use Group X – Production Uses), pursuant to paragraph (a) of this Section, provided that the findings in paragraph (b) are met.

- (a) For *uses* listed under Use Group X, other than those *uses* for which another permit exists pursuant to Section [73-21](#), 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 X;
 - (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#.

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