

**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 <u>32-201</u> (Use Group X general use allowances) which includes the compilation of #uses# in the Use Group table;
- (b) Section <u>32-202</u> (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 <u>32-203</u> (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 <u>32-204</u> (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 <u>32-10</u> (USE ALLOWANCES).

Included in the #use# table, for reference purposes only, are the three-digit subsector categories from the manufacturing sector (sectors <u>31-33</u>) 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												
<ul> <li>● = Permitted</li> <li>◆ = Permitted with limitations</li> <li>○ = Special permit required</li> <li>- = Not permitted</li> </ul>													
S = Siz	<ul> <li>– = Not permitted</li> <li>S = Size restriction</li> <li>P = Additional conditions</li> <li>U = Open use allowances</li> </ul>												
Uses (NAICS Code)	C1	C2	C3	C4	C5	C6	C7	C8	PRC				

Food Manufac	turing (311)									
Animal food ma	nufacturing (3111)	_	_	_	_	_	_	-	_	D1
Sugar and confectionary product manufacturing	Sugar manufacturing (31131)	-	-	_	-	-	-	-	-	D1
(3113)	All other sugar and confectionary product manufacturing (in 3113)	• S P	• S P	_	- • • • • • • • •	P	D1			
Animal slaughte processing (311		_	_	_	_	-	_	_	_	D1
Seafood produc packaging (311	ct preparation and 7)	_	_	_	_	_	_	_	_	D1
All other food m 311)	All other food manufacturing (in 311)		• S P	-	S P	● S P	S P	S P	P	D1
Beverage and	Tobacco Product M	<i>l</i> lanufactur	ing (312)	<u> </u>			I	I		
Beverage manufacturing (3121)	Distilleries (31214)	_	_	_	_	_	-	_	_	D1
(0.2.1)	All other beverage manufacturing (in 3121)	● S P	• S P	-	● S P	● S P	• S P	• S P	P	D1
Tobacco manuf	acturing (3122)	• S P	• S P	_	• S P	• S P	• S P	• S P	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 m	ills (314)	• S P	• S P	_	• S P	• S P	• S P	• S P	P	D1
Apparel Manufa	cturing (315)				1			1		
Apparel manufac	turing (315)	● S P	● S P	_	• S P	• S P	● S P	• S P	● P	D1
Leather and Allie	ed Product Manu	facturing (S	316)							
Leather and hide finishing (3161)	tanning and	_	_	_	_	_	_	_	_	D1
Footwear manufa	cturing (3162)	● S P	• S P	_	• S P	● S P	• S P	• S P	● P	D1
Other leather and manufacturing (3		● S P	• S P	_	• S P	● S P	• S P	• S P	● P	D1
Wood Product M	lanufacturing (32	1)								
Sawmills and woo (3211)	od preservation	_	_	_	_	_	_	_	_	D1
Veneer, plywood, wood product ma (3212)		_	_	-	_	_	_	_	_	D1
Other wood produ manufacturing (3:		S P	S P	_	S P	S P	S P	S P	P	D1
Paper Manufact	uring (322)									
Pulp, paper, and (3221)	paperboard mills	_	_	_	_	_	_	_	_	D1
Converted paper product manufacturing (3222)	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)	ted support	• S P	• S P	_	• S P	• S P	• S P	• S P	● P	D1
Petroleum and	Coal Products Ma	nufacturin	g (324)							
Petroleum and commanufacturing (3		_	_	_	_	_	_	_	_	D1
Chemical Manu	facturing (325)									
Pharmaceutical a manufacturing (3		_	• S P	_	• 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 (in 325)	al manufacturing	_	_	_	_	_	_	_	_	D1
Plastics and Ru	bber Products Ma	anufacturin	g (326)							
Plastics and rubb manufacturing (3		_	_	_	_	_	_	_	_	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	nufacturing	g (331 - 332)				
Primary metal mar (331)	nufacturing	_	_	-	_	_	_	-	_	D1

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 Ma	nufacturing (333)	I	I		<u> </u>		I	I		
Agriculture, cor mining machine (3331)	nstruction, and ery manufacturing	_	_	_	_	_	_	_	_	D1
All other machin (in 333)	nery manufacturing	_	S P	_	S P	● S P	S P	S P	● P	D1
Computer and	Electronic Produc	t Manufact	uring (334)							
Computer and equipment mar	peripheral nufacturing (334)	• S P	• S P	_	• S P	● S P	• S P	• S P	● P	D1
Electrical Equi	ipment, Appliance,	and Comp	onent Man	ufacturin	g (335)		1			
Electric lighting manufacturing		• 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
Household appliance manufacturing (3352)	Major household appliance manufacturing	_	_	_	_	_	_	_	_	D1

All other electrical equipment and component manufacturing (in 335)	_	_	_	_	_	_	_	_	D1			
Transportation Equipment Manuf	acturing (3	36)										
Transportation equipment manufacturing (336)	_	_	_	_	_	_	_	_	D1			
Furniture and Related Product Ma	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 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  $\frac{1}{2}$  apply.

- (a) Permitted #uses# in all #Commercial Districts# shall conform to the performance standards for M1 Districts as set forth in Section <u>42-40</u> (PERFORMANCE STANDARDS) through <u>42-48</u> (Performance Standards Regulating Humidity, Heat or Glare), inclusive. However, beverage manufacturing establishments shall not be subject to the provisions of Section <u>42-47</u> (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 <u>24-153</u> 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.