Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

32-20 - Use Group X – Production Uses

File generated by https://zr.planning.nyc.gov on 11/16/2026

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**
Food Manufacturing (311)						
Animal food manufacturing (3111)		–	–	–	–	–
Sugar and confectionary product manufacturing (3113)	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
Beverage and Tobacco Product Manufacturing (312)							
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
Textile & Textile Product Mills (313 - 314)							
Textile mills (313)			? S P	? S P	–	? S P	? S
Textile product mills (314)			? S P	? S P	–	? S P	? S
Apparel Manufacturing (315)							
Apparel manufacturing (315)			? S P	? S P	–	? S P	? S
Leather and Allied Product Manufacturing (316)							
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
Wood Product Manufacturing (321)						
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
Paper Manufacturing (322)						
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
Printing and Related Support Activities (323)						
Printing and related support activities (3231)		? S P	? S P	–	? S P	? S
Petroleum and Coal Products Manufacturing (324)						
Petroleum and coal products manufacturing (3241)		–	–	–	–	–
Chemical Manufacturing (325)						

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)		–	–	–	–	–
Plastics and Rubber Products Manufacturing (326)						
Plastics and rubber products manufacturing (326)		–	–	–	–	–
Nonmetallic Mineral Product Manufacturing (327)						
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)	? S P	? S P	–	? S P	? S P	? S P	? S P	? P	D1
All other nonmetallic mineral product manufacturing (in 327)					–	–	–	–	–
Primary Metal Manufacturing and Fabricated Metal Product Manufacturing (331 - 332)									
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
Machinery Manufacturing (333)									
Agriculture, construction, and mining machinery manufacturing (3331)					–	–	–	–	–
All other machinery manufacturing (in 333)					–	? S P	–	? S P	? S
Computer and Electronic Product Manufacturing (334)									
Computer and peripheral equipment manufacturing (334)					? S P	? S P	–	? S P	? S
Electrical Equipment, Appliance, and Component Manufacturing (335)									
Electric lighting equipment manufacturing (3351)					? S P	? S P	–	? S P	? S

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

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

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.

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.