



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

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 [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

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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									
● = 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	C6	C7	C8	PRC

Food Manufacturing (311)										
Animal food manufacturing (3111)		-	-	-	-	-	-	-	-	D1
Sugar and confectionary product manufacturing (3113)	Sugar manufacturing (31131)	-	-	-	-	-	-	-	-	D1
	All other sugar and confectionary product manufacturing (in 3113)	● S P	● S P	-	● S P	● S P	● S P	● S P	● P	D1
Animal slaughtering and processing (3116)		-	-	-	-	-	-	-	-	D1
Seafood product preparation and packaging (3117)		-	-	-	-	-	-	-	-	D1
All other food manufacturing (in 311)		● S P	● S P	-	● S P	● S P	● S P	● S P	● P	D1
Beverage and Tobacco Product Manufacturing (312)										
Beverage manufacturing (3121)	Distilleries (31214)	-	-	-	-	-	-	-	-	D1
	All other beverage manufacturing (in 3121)	● S P	● S P	-	● S P	● S P	● S P	● S P	● P	D1
Tobacco manufacturing (3122)		● S P	● S P	-	● S P	● S P	● S P	● S P	● P	D1
Textile & Textile Product Mills (313 - 314)										
Textile mills (313)		● S P	● S P	-	● S P	● S P	● S P	● S P	● P	D1

Textile product mills (314)		● S P	● S P	–	● S P	● S P	● S P	● S P	● P	D1
Apparel Manufacturing (315)										
Apparel manufacturing (315)		● S P	● S P	–	● S P	● S P	● S P	● S P	● P	D1
Leather and Allied Product Manufacturing (316)										
Leather and hide tanning and finishing (3161)		–	–	–	–	–	–	–	–	D1
Footwear manufacturing (3162)		● S P	● S P	–	● S P	● S P	● S P	● S P	● P	D1
Other leather and allied product manufacturing (3169)		● S P	● S P	–	● S P	● S P	● S P	● S P	● P	D1
Wood Product Manufacturing (321)										
Sawmills and wood preservation (3211)		–	–	–	–	–	–	–	–	D1
Veneer, plywood, and engineered wood product manufacturing (3212)		–	–	–	–	–	–	–	–	D1
Other wood product manufacturing (3219)		● S P	● S P	–	● S P	● S P	● S P	● S P	● P	D1
Paper Manufacturing (322)										
Pulp, paper, and paperboard mills (3221)		–	–	–	–	–	–	–	–	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 electrical equipment and component manufacturing (in 335)	-	-	-	-	-	-	-	-	D1
Transportation Equipment Manufacturing (336)									
Transportation equipment manufacturing (336)	-	-	-	-	-	-	-	-	D1
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 (339)									
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 [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

For #uses# denoted with a #X# in Section [22-201](#) (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.