



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

42-20 - Use Group X – Production Uses

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42-20 - Use Group X – Production Uses

LAST AMENDED

6/6/2024

M1 M2 M3

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 [42-201](#) (Use Group X – general use allowances) which includes the compilation of #uses# in the Use Group table; and
- (b) Section [42-202](#) (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.

The provisions of Section [42-202](#), 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).

42-201 - Use Group X - general use allowances

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The following table includes #uses# classified as Use Group X and sets forth their allowances by #Manufacturing District#. Notations found in the table are further described in Section [42-10](#) (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)		M1	M2	M3	PRO
Food Manufacturing (311)					
Animal food manufacturing (3111)		?	?	?	D1
P		P	P	P	
Sugar and confectionary product manufacturing (3113)	Sugar manufacturing (31131)	?	?	?	D1
	All other sugar and confectionary product manufacturing (in 3113)	?	?	?	D1
P		P	P	P	
Animal slaughtering and processing (3116)		?	?	?	D1
P		P	P	P	

Seafood product preparation and packaging (3117)	?	?	?	D1
?	P	P	P	
All other food manufacturing (in 311)	?	?	?	D1
?	P	P	P	
Beverage and Tobacco Product Manufacturing (312)				
Beverage manufacturing (3121)	Distilleries (31214)	?	?	?
	?	P	P	D1
	All other beverage manufacturing (in 3121)	?	?	?
	?	P	P	D1
Tobacco manufacturing (3122)	?	?	?	D1
?	P	P	P	
Textile & Textile Product Mills (313–314)				
Textile mills (313)	?	?	?	D1
?	P	P	P	
Textile product mills (314)	?	?	?	D1
?	P	P	P	
Apparel Manufacturing (315)				
Apparel manufacturing (315)	?	?	?	D1
?	P	P	P	
Leather and Allied Product Manufacturing (316)				
Leather and hide tanning and finishing (3161)	?	?	?	D1
?	P	P	P	
Footwear manufacturing (3162)	?	?	?	D1
?	P	P	P	

Other leather and allied product manufacturing (3169)	?	?	?	D1
	P	P	P	
Wood Product Manufacturing (321)				
Sawmills and wood preservation (3211)	?	?	?	D1
	P	P	P	
Veneer, plywood, and engineered wood product manufacturing (3212)	?	?	?	D1
	P	P	P	
Other wood product manufacturing (3219)	?	?	?	D1
	P	P	P	
Paper Manufacturing (322)				
Pulp, paper, and paperboard mills (3221)	?	?	?	D1
	P	P	P	
Converted paper product manufacturing (3222)	Stationary product manufacturing (32223)	?	?	?
	All other converted paper product manufacturing (in 3222)	?	?	?
	P	P	P	D1
Printing and Related Support Activities (323)				
Printing and related support activities (3231)	?	?	?	D1
	P	P	P	
Petroleum and Coal Products Manufacturing (324)				
Petroleum and coal products manufacturing (3241)	?	?	?	D1
	P	P	P	
Chemical Manufacturing (325)				

Pharmaceutical and medicine manufacturing (3254)		?	?	?	D1
Soap, cleaning compound, and toilet preparation manufacturing (3256)	Soap and other detergent manufacturing (325611)	?	?	?	D1
	All other soap, cleaning compound and toilet preparation manufacturing (in 3256)	?	?	?	D1
All other chemical manufacturing (in 325)		?	?	?	D1
Plastics and Rubber Products Manufacturing (326)					
Plastics and rubber products manufacturing (326)		?	?	?	D1
Nonmetallic Mineral Product Manufacturing (327)					
Clay product and refractory manufacturing (3271)	Clay building material and refractories manufacturing (32712)	?	?	?	D1
	All other clay product and refractory manufacturing (in 3271)	?	?	?	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)	?	?	?	D1
All other nonmetallic mineral product manufacturing (in 327)		?	?	?	D1
Primary Metal Manufacturing and Fabricated Metal Product Manufacturing (331–332)					

Primary metal manufacturing (331)		?	?	?	D1
	P	P	P	P	
Fabricated metal product manufacturing (332)	Cutlery and Handtool manufacturing (3322)	?	?	?	D1
	P	P	P	P	
	All other fabricated metal product manufacturing (in 332)	?	?	?	D1
	P	P	P	P	
Machinery Manufacturing (333)					
Agriculture, construction, and mining machinery manufacturing (3331)		?	?	?	D1
	P	P	P	P	
All other machinery manufacturing (in 333)		?	?	?	D1
	P	P	P	P	
Computer and Electronic Product Manufacturing (334)					
Computer and peripheral equipment manufacturing (334)		?	?	?	D1
	P	P	P	P	
Electrical Equipment, Appliance, and Component Manufacturing (335)					
Electric lighting equipment manufacturing (3351)		?	?	?	D1
	P	P	P	P	
Household appliance manufacturing (3352)	Small electrical appliance manufacturing (33521)	?	?	?	D1
		P	P	P	
	Major household appliance manufacturing (33522)	?	?	?	D1
	P	P	P	P	
All other electrical equipment and component manufacturing (in 335)		?	?	?	D1
	P	P	P	P	
Transportation Equipment Manufacturing (336)					

Transportation equipment manufacturing (336)	?	?	?	D1
Furniture and Related Product Manufacturing (337)				
Furniture and related product manufacturing (337)	?	?	?	D1
Miscellaneous Manufacturing (339)				
Medical equipment and supplies manufacturing (3391)	?	?	?	D1
Other miscellaneous manufacturing (3399)	?	?	?	D1

42-202 - Use Group X – uses subject to additional conditions

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For #uses# denoted with a “P” in Section [42-201](#) (Use Group X – general use allowances), the provisions of this Section shall apply. Permitted #uses# in all #Manufacturing Districts# shall conform to the performance standards set forth in Sections [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).