Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, 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**	**PRC**
Food Manufacturing (311)					
Animal food manufacturing (3111)		? P	? P	? P	D1
Sugar and confectionary product manufacturing (3113)	Sugar manufacturing (31131)	? P	? P	? P	D1
	All other sugar and confectionary product manufacturing (in 3113)	? P	? P	? P	D1
Animal slaughtering and processing (3116)		? P	? P	? P	D1

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

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

Pharmaceutical and medicine manufacturing (3254)		? P	? P	? P	D1
Soap, cleaning compound, and toilet preparation manufacturing (3256)	Soap and other detergent manufacturing (325611)	? P	? P	? P	D1
	All other soap, cleaning compound and toilet preparation manufacturing (in 3256)	? P	? P	? P	D1
All other chemical manufacturing (in 325)		? P	? P	? P	D1
Plastics and Rubber Products Manufacturing (326)					
Plastics and rubber products manufacturing (326)		? P	? P	? P	D1
Nonmetallic Mineral Product Manufacturing (327)					
Clay product and refractory manufacturing (3271)	Clay building material and refractories manufacturing (32712)	? P	? P	? P	D1
	All other clay product and refractory manufacturing (in 3271)	? P	? P	? P	D1
Glass and glass product manufacturing (3272)	Flat glass manufacturing (327211)	? P	? P	? P	D1
	Other pressed and blown glass and glassware manufacturing (327212)	? P	? P	? P	D1
	All other glass and glass product manufacturing (in 3272)	? P	? P	? P	D1
All other nonmetallic mineral product manufacturing (in 327)		? P	? P	? P	D1
Primary Metal Manufacturing and Fabricated Metal Product Manufacturing (331–332)					

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

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