

city of yes for economic opportunity

Myths and Facts: Clean Production

✗ **Myth:** City of Yes for Economic Opportunity would allow dangerous, polluting industries into quiet residential neighborhoods.

✓ **Fact:** It would allow limited modern clean manufacturing in commercial (not residential) zones, subject to strict environmental standards that ensure they are clean and quiet prior to opening or operating.

These regulations include: DEP's "ABC" requirement for emissions, "right to know" filing for hazardous substances, building performance standards that match existing regulations on mixed manufacturing and residential developments, and venting that avoids nearby residences.

How does zoning regulate manufacturing and production businesses today?

Technologies have changed a lot since the 1960s and so has our ability to safely regulate businesses with production components. Mixed-use districts with high-performing clean manufacturing are a common and accepted form of planning in many cities — including New York City, where they have existed through Special Mixed Use (MX) districts since the 1990s in neighborhoods across the city from Morrisania to Long Island City to DUMBO.

Consequently, City of Yes for Economic Opportunity proposes allowing clean and quiet production uses in commercial zones, such as pottery studios, bike repair, bakeries, craft-making, carpentry and apparel production.

How does the proposal address potential safety and environmental concerns?

Production businesses in Commercial districts would have to meet several layers of stringent environment standards that ensure businesses don't create negative air quality, noise, traffic, or other environmental concerns for nearby residents and businesses.

Clean production uses would:

1. Be subject to the same environmental requirements required in MX Districts that stipulate the business will not have emissions that exceed DEP's "ABC" air quality requirement.
2. Not be able to generate a "right to know" filing with the City for storing or using potentially hazardous substances. Companies that use or store certain chemicals or substances are required to file a "right to know" certification and any company that does so will not be permitted in Commercial Districts.
3. Meet building performance standards that match existing regulations on mixed manufacturing and residential developments in MX districts.
4. Be limited to 5,000 square feet in C1 or C2 districts and 10,000 square feet in C4-C7 districts, when locating on the ground floor.
5. Require venting that avoids nearby residences (proposed zoning ZR 32-423).