

# ZONING TAX LOT DATABASE

## OVERVIEW

The Zoning Tax Lot Database contains all tax lots from the specified version of the Department of Finance's Digital Tax Map. For each tax lot, it specifies the applicable zoning district(s), commercial overlay(s), special purpose district(s), and other zoning related information.

DCP assigns a zoning feature (includes zoning districts, special districts, and limited height districts) to a tax lot if 10% or more of the tax lot is covered by the zoning feature. For commercial overlays, a tax lot is assigned a value if 10% or more of the tax lot is covered by the commercial overlay and/or 50% or more of the commercial overlay feature is within the tax lot. The zoning features are taken from the Department of City Planning NYC GIS Zoning Features.

## SOURCE DATASETS

- Department of Finance Digital Tax Map  
September 8, 2023
- Department of City Planning NYC GIS Zoning Features  
August 31, 2023

## CHANGE HISTORY

July 31, 2020

- The **Notes** field added in December 2019 has been removed. It is no longer needed because the Special Inwood District Rezoning has been upheld by the Appellate Division.

December 31, 2019

- The logic for calculating **Zoning District 1** has been adjusted to account for large lots that are primarily under water. In previous versions, **Zoning District 1** was blank if no zoning district covered at least 10% of the lot area. Starting with this version, the zoning district classification occupying the greatest percentage of a tax lot's area is assigned to **Zoning District 1**, even if the percentage is under 10%.
- New field: **Notes** – A text field containing notes of importance to one or more tax lots. For this version, the field only has a value for tax lots affected by the 12/19/19 court order on the Special Inwood District Rezoning. See the data dictionary below for more information.

June 30, 2019

- DCP's Technical Review Division is undertaking a multi-month project to more closely align NYC GIS Zoning Features with the official zoning map. This results in slight shifts to the boundaries between zoning features and may change the zoning assigned to a lot.

April 30, 2019

## **ZONING TAX LOT DATA DICTIONARY**

- This version contains numerous changes triggered by updates to the NYC GIS zoning features to refine boundaries and correct parklands. The majority of these changes are in Staten Island.

September 7, 2018

- With this release of the Zoning Tax Lot Database, DCP has changed the methodology used to create the database. This change brings the database into alignment with DCP NYC GIS Zoning Features.
- Previous versions of the Zoning Tax Lot Database used a variety of sources to identify parkland. Starting with this version, tax lots that intersect with areas designated in NYC GIS Zoning Features as PARK, BALL FIELD, PLAYGROUND, and PUBLIC SPACES have been assigned a single value of PARK in the Zoning Tax Lot Database. No other parkland datasets are incorporated. The NYC GIS Zoning Features do not constitute a definitive list of parks in the city. Lots designated as PARK should not be used to calculate the amount of open space in an area.
- The abbreviations used to designate special districts have been changed to agree with those in DCP NYC GIS Zoning Features.

## **DISCLAIMER**

The Zoning Tax Lot Database is being provided by the Department of City Planning (DCP) on DCP's website for informational purposes only. DCP does not warranty the completeness, accuracy, content, or fitness for any particular purpose or use of the Zoning Tax Lot Database, nor are any such warranties to be implied or inferred with respect to the Zoning Tax Lot Database as furnished on the website.

DCP and the City are not liable for any deficiencies in the completeness, accuracy, content, or fitness for any particular purpose or use of the Zoning Tax Lot Database or applications utilizing the Zoning Tax Lot Database, provided by any third party.

## **DATA DICTIONARY**

The Zoning Tax Lot Data Dictionary defines the fields in the Zoning Tax Lot Database in order of the field's position in the data file.

The Data Dictionary contains the following:

### **Data Source:**

The Data Source identifies the city agency and computer file or system from which the field was obtained or derived.

### **Description:**

The Description includes a brief explanation of the field; and where pertinent, a description of the abbreviated values. These abbreviations may be listed in a separate appendix.

|                        |                                       |
|------------------------|---------------------------------------|
| <b>Field Name:</b>     | <b>Borough Code</b>                   |
| <b>Maximum Length:</b> | 1 character                           |
| <b>Data Source:</b>    | Department of Finance Digital Tax Map |

## ZONING TAX LOT DATA DICTIONARY

**Description:** The borough in which the tax lot is located.  
This field contains a two character borough code.

| Abbreviation | Description   |
|--------------|---------------|
| 1            | Manhattan     |
| 2            | Bronx         |
| 3            | Brooklyn      |
| 4            | Queens        |
| 5            | Staten Island |

**NOTE:** Two portions of the city, Marble Hill and Rikers Island, are each legally located in one borough but are serviced by a different borough. The **Borough Codes** associated with these areas are the boroughs in which they are legally located.

Specifically, Marble Hill is serviced by the Bronx, but is legally located in Manhattan and has a Manhattan **Borough Code**. Rikers Island is serviced by Queens but is legally located in the Bronx and has a Bronx **Borough Code**.

**Field Name:** Tax Block  
**Maximum Length:** 5 characters  
**Data Source:** Department of Finance Digital Tax Map  
**Description:** The tax block in which the tax lot is located.  
This field contains a one to five-digit tax block number.  
Each tax block is unique within a borough (see **Borough Code**).

**Field Name:** Tax Lot  
**Maximum Length:** 4 characters  
**Data Source:** Department of Finance Digital Tax Map  
**Description:** The number of the tax lot.  
This field contains a one to four-digit tax lot number.  
Each tax lot is unique within a tax block (see **Tax Block**).

**Field Name:** BBL  
**Maximum Length:** 10 characters  
**Data Source:** Department of Finance Digital Tax Map  
**Description:** A concatenation of the borough code, tax block and tax lot.  
This field consists of the borough code followed by the tax block followed by the tax lot. The borough code is one numeric digit. The tax block is one to five numeric digits, preceded with leading zeros when the block is less than five digits. The tax lot is one to four digits and is preceded with leading zeros when the lot is less than four digits.

Examples: Manhattan Borough Code 1, Tax Block 16, Tax Lot 100 would be stored as 1000160100.

## ZONING TAX LOT DATA DICTIONARY

Brooklyn Borough Code 3, Tax Block 15828, Tax Lot 7501 would be stored as 5158287501.

**Field Name:** **Zoning District 1**  
**Maximum Length:** 9 characters  
**Data Source:** Department of City Planning NYC Zoning Districts  
**Description:** The zoning district classification of the tax lot. If the tax lot is divided by a zoning boundary line, **Zoning District 1** represents the zoning district classification occupying the greatest percentage of the tax lot's area.

Tax lots that intersect with areas designated in NYC GIS Zoning Features as PARK, BALL FIELD, PLAYGROUND, and PUBLIC SPACES have been assigned a single value of PARK in the Zoning Tax Lot Database. These NYC GIS Zoning Features do not constitute a definitive list of parks in the city. Lots designated as PARK should not be used to calculate the amount of open space in an area.

For example, if Tax Lot 98 is divided by a zoning boundary line into part A and part B. Part A has the larger portion of the lot and is located in commercial zoning district while part B is in residential zoning district; **Zoning District 1** will have the commercial zoning district value associated with part A.

See Appendix B for information on field values.

**Field Name:** **Zoning District 2**  
**Maximum Length:** 9 characters  
**Data Source:** Department of City Planning NYC Zoning Districts  
**Description:** If the tax lot is divided by zoning boundary lines, **Zoning District 2** represents the zoning classification occupying the second greatest percentage of the tax lot's area.

If the tax lot is not divided by a zoning boundary line, the field is blank.

For example, tax lot 98 is divided by a zoning boundary line into part A and part B. Part A has the larger portion of the lot and is in a commercial zoning district while part B is in a residential zoning district. **Zoning District 2** will have the residential zoning district value associated with part B.

See Appendix B for information on field values.

**Field Name:** **Zoning District 3**  
**Maximum Length:** 9 characters  
**Data Source:** Department of City Planning NYC Zoning Districts  
**Description:** If the tax lot is divided by zoning boundary lines, **Zoning District 3** represents the zoning classification occupying the third greatest percentage of the tax lot's area.

If the tax lot is not split between three zoning districts, the field is blank.

## ZONING TAX LOT DATA DICTIONARY

For example, tax lot 98 is divided by zoning boundary lines into three sections - part A, part B and part C. Part A represents the largest portion of the lot, part B is the second largest portion of the lot, and part C covers the smallest portion of the tax. **Zoning District 3** will contain the zoning associated with part C.

See Appendix B for information on field values

**Field Name:** **Zoning District 4**  
**Maximum Length:** 9 characters  
**Data Source:** Department of City Planning NYC Zoning Districts  
**Description:** If the tax lot is divided by zoning boundary lines, **Zoning District 4** represents the zoning classification occupying the fourth greatest percentage of the tax lot's area

If the tax lot is not split between four zoning districts, the field is blank.

For example, if tax lot 98 is divided by zoning boundary lines into four sections - part A, part B, part C and part D. Part A represents the largest portion of the lot, part B is the second largest portion of the lot, part C represents the third largest portion of the lot, and part D covers the smallest portion of the tax. **Zoning District 4** will contain the zoning associated with part D.

See Appendix B for information on field values.

**Field Name:** **Commercial Overlay 1**  
**Maximum Length:** 4 characters  
**Data Source:** Department of City Planning NYC Commercial Overlay Districts  
**Description:** The commercial overlay assigned to the tax lot. If more than one commercial overlay exists on the tax lot, **Commercial Overlay 1** represents the commercial overlay occupying the greatest percentage of the lot area. The commercial overlay district must either cover at least 10% of a tax lot's area or at least 50% of the commercial overlay district must be contained within the tax lot.

See Appendix C for valid field values.

**Field Name:** **Commercial Overlay 2**  
**Maximum Length:** 4 characters  
**Data Source:** Department of City Planning NYC Commercial Overlay Districts  
**Description:** A commercial overlay assigned to the tax lot. If the tax lot has more than one commercial overlays, **Commercial Overlay 2** represents the commercial overlay occupying the second largest percentage of the tax lot's area. The commercial overlay district must either cover at least 10% of a tax lot's area or at least 50% of the commercial overlay district must be contained within the tax lot.

See Appendix C for valid field values.

## ZONING TAX LOT DATA DICTIONARY

**Field Name:** **Special District 1**  
**Maximum Length:** 6 characters  
**Data Source:** Department of City Planning NYC Special Purpose Districts (Zoning)  
**Description:** The abbreviation for the special purpose district assigned to the tax lot. If more than one special purpose district exists on the tax lot, **Special District 1** represents the special purpose district occupying the greatest percentage of the lot area. If the greatest percentage is occupied by two special purpose districts that overlap each other and cover the same percentage of the lot, **Special District 1** contains the abbreviation for both special purpose districts, with the abbreviations separated by "/".

See Appendix A for special purpose district abbreviations and descriptions.

**Field Name:** **Special District 2**  
**Maximum Length:** 6 characters  
**Data Source:** Department of City Planning NYC Special Purpose Districts (Zoning)  
**Description:** The abbreviation for the special purpose district assigned to the tax lot. If the tax lot has more than one special purpose district, **Special District 2** represents the special purpose district occupying the second greatest percentage of the lot area. If the second greatest percentage is occupied by two special purpose districts that overlap each other and cover the same percentage of the lot, **Special District 2** contains the abbreviation for both special purpose districts, with the abbreviations separated by "/".

See Appendix A for special purpose district abbreviations and descriptions.

**Field Name:** **Special District 3**  
**Maximum Length:** 6 characters  
**Data Source:** Department of City Planning NYC Special Purpose Districts (Zoning)  
**Description:** The abbreviation for the special purpose district assigned to the tax lot. If the tax lot has more than two special purpose district, **Special District 3** represents the special purpose district occupying the third greatest percentage of the lot area.

See Appendix A for special purpose district abbreviations and descriptions.

**Field Name:** **Limited Height District**  
**Maximum Length:** 5 characters  
**Data Source:** Department of City Planning NYC Limited Height Districts (Zoning)  
**Description:** The limited height district assigned to the tax lot. Limited height districts are coded using the three to five character district symbols that are listed in Appendix D.

**Field Name:** **Zoning Map Number**  
**Maximum Length:** 3 characters  
**Data Source:** Department of City Planning Quartersection Map Index

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**Description:** The Zoning Map Number associated with the tax lot.

**Field Name:** **Zoning Map Code**

**Maximum Length:** 1 character

**Data Source:** Department of City Planning NYC Quartersection Map Index

**Description:** A code 'Y' indicates that the tax lot may be on the border of two or more Zoning Maps. If the Lot is on the border of two or more Zoning Maps the map number identified in **Zoning Map Number** is one of the potential Zoning Maps associated with the Tax Lot.

## **ZONING TAX LOT DATA DICTIONARY**

### **APPENDIX A: SPECIAL PURPOSE DISTRICTS**

| <b>Abbreviation</b> | <b>Description</b>  |
|---------------------|---|
| 125th               | Special 125th Street District   |
| BNY                 | Special Brooklyn Navy Yard District   |
| BPC                 | Special Battery Park City District  |
| BR                  | Special Bay Ridge District  |
| BSC                 | Special Bay Street Corridor District  |
| C                   | Special Grand Concourse Preservation District                               |
| CD                  | Special City Island District  |
| CI                  | Special Coney Island District   |
| CL                  | Special Clinton District  |
| CO                  | Special Coney Island Mixed Use District                                     |
| CP                  | Special College Point District  |
| CR-n                | Special Coastal Risk District, where n is the number of the district        |
| DB                  | Special Downtown Brooklyn District  |
| DFR                 | Special Downtown Far Rockaway District                                      |
| DJ                  | Special Downtown Jamaica District   |
| EC-n                | Special Enhanced Commercial District, where n is the number of the district |
| EHC                 | East Harlem Corridors   |
| FH                  | Special Forest Hills District   |
| FW                  | Special Flushing Waterfront District  |
| G                   | Special Gowanus Mixed-Use District  |
| GC                  | Special Garment Center District   |
| GI                  | Special Governors Island District   |
| HP                  | Special Hunts Point District  |
| HRP                 | Special Hudson River Park District  |



## **ZONING TAX LOT DATA DICTIONARY**

|      |  |
|------|--|
| HRW  | Special Harlem River Waterfront District                             |
| HS   | Special Hillside Preservation District                               |
| HSQ  | Special Hudson Square District                                       |
| HY   | Special Hudson Yards District  |
| IN   | Special Inwood District  |
| J    | Jerome Avenue District   |
| L    | Special Lincoln Square District                                      |
| LC   | Special Limited Commercial District                                  |
| LI   | Special Little Italy District  |
| LIC  | Special Long Island City Mixed Use District                          |
| LM   | Special Lower Manhattan District                                     |
| MiD  | Special Midtown District   |
| MMU  | Special Manhattanville Mixed Use District                            |
| MP   | Special Madison Avenue Preservation District                         |
| MX-n | Special Mixed Use District, where n is the number of the district    |
| NA-n | Special Natural Area District, where n is the number of the district |
| NA-4 | Special Fort Totten Natural Area District-4                          |
| OP   | Special Ocean Parkway District                                       |
| PC   | Special Planned Community Preservation District                      |
| PI   | Special Park Improvement District                                    |
| SB   | Special Sheepshead Bay District                                      |
| SG   | Special St. George District  |
| SHP  | Special Southern Hunters Point District                              |
| SNX  | Special SoHo-NoHo Mixed Use District                                 |
| SRD  | Special South Richmond Development District                          |
| SRI  | Special Southern Roosevelt Island District                           |
| SV-1 | Special Scenic View District   |

## **ZONING TAX LOT DATA DICTIONARY**

|     |   |
|-----|---|
| SW  | Special Stapleton Waterfront District       |
| TA  | Special Transit Land Use District           |
| TMU | Special Tribeca Mixed Use District          |
| U   | Special United Nations Development District |
| US  | Special Union Square District               |
| WCh | Special West Chelsea District               |
| WP  | Special Willets Point District              |

## **APPENDIX B: ZONING DISTRICTS**

| <b>Abbreviation</b> | <b>Description</b>   |
|---------------------|--|
| R1-1 - R10H         | Residential Districts  |
| C1-6 - C8-4         | Commercial Districts   |
| M1-1 – M3-2         | Manufacturing Districts  |
| M1-1/R5 – M1-6/R10  | Mixed Manufacturing & Residential Districts  |
| BPC                 | Battery Park City  |
| PARK                | Areas designated as PARK, BALL FIELD, PLAYGROUND and PUBLIC SPACES in NYC GIS Zoning Features. |

## **APPENDIX C: COMMERCIAL OVERLAYS**

Valid Commercial Overlay values: C1-1, C1-2, C1-3, C1-4, C1-5, C2-1, C2-2, C2-3, C2-4, C2-5

## **APPENDIX D: LIMITED HEIGHT DISTRICTS**

| <b>Abbreviation</b> | <b>Description</b>                               |
|---------------------|--|
| LH-1                | Limited Height District No. 1                    |
| LH-1A               | Limited Height District No. 1A (Upper East Side) |
| LH-2                | Limited Height District No. 2*                   |
| LH-3                | Limited Height District No. 3*                   |

\*There are currently no districts with these designations