

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
August 7, 2024
- Department of City Planning NYC GIS Zoning Features
July 31, 2024

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.

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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.

Field Name:	Borough Code
Maximum Length:	1 character
Data Source:	Department of Finance Digital Tax Map

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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.

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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.

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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.

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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.

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APPENDIX A: SPECIAL PURPOSE DISTRICTS

Abbreviation	Description
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

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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

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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

Abbreviation	Description
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

Abbreviation	Description
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