

Zoning and Land Use Application (ZoLa)

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What is ZoLa?

ZoLa (the Zoning and Land Use Application) is the Department of City Planning's (DCP) web-based Geographic Information Systems (GIS) application that provides the public with up-to-date zoning and related information for New York City. ZoLa is a collaboration between the departments of City Planning and Information Technology and Telecommunications.

What is zoning?

To learn about zoning and to access zoning maps and the zoning text, visit the [zoning section](#) on the Department of City Planning's website.

What type of searches can be performed in ZoLa?

There are four types of geographic searches available in the application:

- Address (example – 120-55 Queens Boulevard, Queens)
- Borough, Block and Lot (ex: Borough-Bronx, Block-3033, Lot-53)
- Intersection (ex: Stuyvesant Place and Schuyler Street, Staten Island)
- Place of Interest (Metropolitan Museum, Manhattan)

See the ZoLa User Guide's section on using the console to [search for a location](#).

What are the different ways to display zoning and related information in ZoLa?

There are two ways to view information in ZoLa.

- Non-Spatial information – after a search for a location, the following are displayed in the Searched Location panel:

Zoning Information
Additional Zoning Information
Building and Property Information

See the ZoLa User Guide "[Searched Locations](#)" section.

- Spatial information – the user can choose to display a variety of features on the map by selecting from the "Show Zoning & Related Data on Map" panel. The features are organized into the following categories:

Zoning
Other Zoning Designations
Environmental Requirements
Waterfront

Land Use
Uses on City Owned and Leased Properties
Other Program Areas
Landmark
Administrative

See the ZoLa User Guide’s [“Show Zoning & Related Data on Map”](#) section.

How do I determine my zoning district?

See the ZoLa User Guide's section on using the console to [search for a location](#). Zoning district information will be displayed in the Zoning Information panel for Address, Borough/Block/Lot, and Place of Interest. To find the zoning district information for Intersections, open the “Show Zoning & Related Data on Map” panel and check the Zoning District box.

What uses are allowed on my property?

Please see the answer to [question 10](#), below. For specific questions, contact the [Zoning Information Desk](#) and provide them with your geographic location. The staff will research and advise you.

What is metadata and how do I find it for information in ZoLa?

Metadata is descriptive information about data. ZoLa metadata contains basic information including an abstract, source and last modified date. In the “Show Zoning & Related Data on Map” panel, metadata for each layer can be viewed by right clicking on the layer name and selecting “Display Metadata”.

See the ZoLa User Guide’s section on [metadata](#).

How accurate is the information on ZoLa?

While all possible measures have been taken to ensure the accuracy of this data, the Department and the City make no representation as to the accuracy of the information, its timeliness, or its suitability for any purpose. The Department and the City disclaim any liability for errors that may be contained herein. All users should independently verify the accuracy of the data for their purposes.

We encourage you to report problems in the data or application by using the [Feedback Form](#).

How often is the data updated on ZoLa?

Most of the information on the application is updated at the end of every month. There may be a lag between when an action occurs and when the information is entered into the system.

Date of data for all zoning and related data within ZoLa application:

DCP ZoLa Features	Date of Data
Commercial Overlay	See BYTES of the BIG APPLE

Zoning District	See BYTES of the BIG APPLE
Zoning District Thematic	See BYTES of the BIG APPLE
Special Purpose District	See BYTES of the BIG APPLE
Special Purpose Subdistrict	See BYTES of the BIG APPLE
Limited Height District	See BYTES of the BIG APPLE
Zoning Map Amendment	See BYTES of the BIG APPLE
Sidewalk Café Regulations	See BYTES of the BIG APPLE
Inclusionary Housing Designated Area	See BYTES of the BIG APPLE
Lower Density Growth Management Area	See BYTES of the BIG APPLE
FRESH Program Area	See BYTES of the BIG APPLE
Environmental Designation	Updated monthly
Waterfront Access Plan	See BYTES of the BIG APPLE
Coastal Zone Boundary	See BYTES of the BIG APPLE
Primary Land Use	See BYTES of the BIG APPLE
Zoning Database	Updated monthly
City Owned and Leased Properties	October 2014

For rest of the features not mentioned above, follow the instructions in ZoLa User Guide’s section on [metadata](#) to view the date of data.

How can I find descriptions of the various zoning districts shown in ZoLa?

To get information about a specific Zoning District / Commercial Overlay / Special Purpose District, click on the hyperlink of each district on the zoning information panel to navigate to the Zoning Districts pages on DCP’s website. You can also navigate to the Zoning Districts pages section by clicking on any of

the districts displayed in the map with the identify tool and selecting the hyperlink in the pop-up window.

Why is the display of the zoning layer different at different scales?

See [zoning group layer](#) section in User Guide

What is the process for changing and enforcing zoning?

Please see the page "[How Zoning is Amended and Enforced](#)" on the Department of City Planning's website.

The website also has an overview of the [land use review process](#) .

The Zoning Information panel under searched locations has no information? Why?

In a very few cases no zoning information is displayed for the searched location. This is often the result of the source databases being on different update cycles. Lot changes (including splits, mergers and conversions to condominiums) are continually occurring and may not be reflected in ZoLa for a month.

The Additional Zoning Information panel says, "No additional zoning information found for this location." What does this mean?

The "Additional Zoning Information" section displays information about other zoning related features that may affect the searched location. These features include:

- FRESH Program Areas;
- Inclusionary Housing Designated Areas;
- Lower Density Growth Management Areas;
- Waterfront Access Plans;
- and if the lot may be subject to waterfront regulations.

Most lots in the city are not subject to these additional regulations. The Additional Zoning Information section will show the message "No additional zoning information found for this location."

How can I find Building and Property Information for my selected location?

On the "Searched Locations" panel, click on the "Building and Property Information" tab to view property level information. This information is updated twice a year. See the ZoLa User Guide "[Building and Property Information](#)" section.

How can I find out if a building or property has been designated a landmark by the Landmarks Commission?

For specific searched locations, view the Building & Property Information section. Landmarks can also be viewed on the map by selecting the appropriate layer(s) in the Show Zoning & Related Data panel. See the ZoLa User Guide "[Building and Property Information](#)" section.

How do I show Community District/City Council District/Assembly District/State Senate District boundaries on the map?

Under "Show Zoning & Related Data on Map" expand the "Administrative" group to view the available administrative areas. Click on the radio buttons besides the district name to make it visible on the map. Use the identify tool to click on a location on the map to view the district information, or hover over the location you're interested in to see the district.

In the Zoning Information section of the Searched Locations panel the zoning is shown as ZR 11- 151. What does this mean?

For a very few lots in Queens, the special provisions of section 11-151 of the zoning resolution apply. Please see [ZR 11-151](#).

How can I find out about zoning proposals that were either recently adopted or that are going through the public review process?

Under "Show Zoning & Related Data on Map" expand the "Zoning" group. Check the box beside Zoning Map Amendments to make it visible on the map. This feature layer displays all zoning map changes adopted since 2002 and proposals that are certified and in public review.

Also visit the [Zoning Map Updates](#) page on DCP's website to see a list of all proposed and adopted zoning map changes.

When I'm viewing many layers in ZoLa's map window, it takes a long time to load. Why is that?

When loading multiple layers at a time, more information is being processed on the server side and this may slow down the application. We recommend, both for clarity of the information in the map and to improve response time that users keep only a few layers visible at any time. The Departments of City Planning and Information Technology and Telecommunications are working on optimizing the application further to enhance performance.

Where can I find descriptions and/or definitions of zoning terminology?

For more detailed definitions, click [Glossary](#).

How do I report an error on the data or application?

Use the [feedback form](#) to report any issue about the data or application.

What kinds of browsers/OS does this application support?

Windows 7

IE 8
Chrome 8.0
Firefox 3.6.13
Safari 5.0

Windows Vista

IE 8
Safari 5.0
Firefox 3.6
Chrome 8.0

Windows XP

Internet Explorer 7 & 8
Firefox 3.6.12
Google 8.0
Safari 5.0

Mac 10.4

Firefox 3.6.13

Mac 10.6

Firefox 3.6.9
Safari 5.0
Chrome 6.0

Whom do I contact if I have questions about the information in ZoLa?

For general information about properties and zoning districts, contact the [Zoning Help Desk](#).

For technical assistance with ZoLa, email ZoLa Technical Support at zolagis@planning.nyc.gov