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## INTRODUCTION AND OVERVIEW

The PLUTO Data Dictionary defines the fields in the PLUTO system in order of the field's position in the data file.

The Data Dictionary contains the following:

- **Field Name:**

Two types of Field Names are included - external and internal field names.

The external Field Name is the common name of the field.

The internal Field Name, which appears in parenthesis, is the name of the field as defined in PLUTO.

- **Format:**

The Format is divided into two parts:

- Type of field; and
- Size of the field.

There are two different types of fields - alphanumeric and numeric.

Alphanumeric fields can contain any combination of alphabetic letters (i.e., A-Z), numbers (i.e., 0-9), national characters (e.g., @ \$ #) or special characters (e.g., blank, / ' ( ) \* & + - =).

Numeric fields only contain numbers (0-9).

The size of the field is the maximum number of digits (for numeric fields) or characters (for alphanumeric fields) in the field.

- **Data Source:**

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

- **Description:**

The Description includes a brief explanation of the field; and where pertinent, all codes and decodes or pertinent value ranges and examples.

Four appendices are also included in the Data Dictionary. **Appendix A: Missing Geographic Data** quantifies the number of tax lots missing geographic descriptors. **Appendix B: Special Purpose and Limited Height Districts** lists all of the Special Purpose and Limited Height Districts and their District Symbols. All of the building classes are listed in **Appendix C: Building Class Codes**. The Land Use Categories and the Building Classes that comprise them are listed in **Appendix D: Land Use Categories**.

**Field Name:**     **BOROUGH (Borough)**

**Format:**         Alphanumeric - 2 characters

**Data Source:**    Department of City Planning - based on data from:  
 Department of Finance - RPAD Master File

**Description:**    The borough that the tax lot is located in.

This field contains a two character borough code.

CODES	DECODES
BX	Bronx
BK	Brooklyn
MN	Manhattan
QN	Queens
SI	Staten Island

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

Specifically, Marble Hill is serviced by the Bronx but is legally located in Manhattan and has a Manhattan BOROUGH Code. Rikers Island has a Bronx BOROUGH Code because it is legally located in the Bronx although it is serviced by Queens.

**Field Name:**     **TAX BLOCK (Block)**

**Format:**         Numeric - 5 digits (99999)

**Data Source:**    Department of Finance - RPAD Master File

**Description:**    The tax block that the tax lot is located in.

This field contains a one to five digit tax block number which is preceded with leading blanks when the tax block is less than five digits.

Each tax block is unique within a borough (see BOROUGH).

Examples:

Tax Block 609 would be stored as `609`, where  is a blank  
 Tax Block 15828 would be stored as `15828`

**Field Name:** TAX LOT (Lot)

**Format:** Numeric - 4 digits (9999)

**Data Source:** Department of City Planning based on data from:  
Department of Finance - RPAD Master File

**Description:** The number of the tax lot.

This field contains a one to four digit tax lot number which is preceded with leading blanks when the tax lot is less than four digits.

Each tax lot is unique within a tax block (see TAX BLOCK).

Examples:

Tax Lot 96 would be stored as `bb96`, where `b` is a blank

Tax Lot 1101 would be stored as `1101`

**NOTES:** Each unit in a building that is a condominium is defined by the Department of Finance as a separate tax lot. To make condominium information more compatible with parcel information, the Department of City Planning aggregated condominium unit tax lot information so that each condominium complex within a tax block is represented by only one tax lot record. A condominium complex is defined as one or more structures or properties under the auspices of the same condominium association. The Department of City Planning then assigned the condominium billing tax lot number to the condominium complex tax lot record. If the Department of Finance had not yet assigned a billing tax lot number to the condominium complex then the lowest tax lot number within the condominium complex was used.

For MapPLUTO: The Department of Finance Digital Tax Map uses the Formerly Known As (FKA) Tax Lot number for condominiums. The Department of City Planning has modified the DOF Digital Tax Map replacing the FKA with the condominium billing tax lot number.

Often the Tax Lot number can tell you the type of tax lot. The following table identifies some of these tax lot numbering conventions. Of course there are exceptions to each convention.

TAX LOT NUMBER	TYPE OF LOT
1-999	Traditional Tax Lots
1001-6999	Condominium Unit Lots
7501-7599	Condominium Billing Lots
8000-8899	Subterranean Tax lots
8900-8999	DTM Dummy Tax Lots
9000-9899	Air Rights Tax Lots

**NOTES:** The Air Rights Tax Lot goes with the base Tax Lot

or Donating Tax Lot. For example: If Tax Lot 32 has Air Rights, those Air Rights would be identified as 9032.

When the structure is built the Air Rights Tax Lot is retired.  
Property owners do not have to create an Air Rights Tax Lot to transfer development rights.

**Field Name:** COMMUNITY DISTRICT (CD)

**Format:** Numeric - 3 digits (999)

**Data Source:** Department of City Planning - based on data from:  
Department of Finance – Digital Tax Map (DTM) modified by DCP  
Department of City Planning – CD Layer in ArcGIS for the DTM  
Department of City Planning – Geosupport System  
Department of Finance - RPAD Master File

**Description:** The community district (CD) or joint interest area (JIA) that the tax lot is located in, or partially located in.

The Department of City Planning – CD Layer for the DTM is used as the source when it identifies a community district for a tax lot. If a tax lot is split among more than one community district then PLUTO uses the CD which contains the greatest percentage of lot area. If the Department of City Planning – CD Layer for the DTM does not identify a community district, the district is obtained from the Department of City Planning Geosupport System. If the community district is not available from the Geosupport System the DOF-RPAD Master file is used.

Only one data source is used per tax lot.

This field consists of three digits, the first of which is the borough code (see BORO CODE). The second and third digits are either the community district or joint interest area number, whichever is applicable.

If a tax lot is split by a community district boundary, only one community district is retained.

*Appendix A: Missing Geographic Data* contains the number and percent of tax lots missing geographic data in each borough by type of geography.

There are 59 community districts and 12 joint interest areas in the City. The JIA are areas, such as parks and airports, not contained within any single CD.

Valid CD and JIA numbers and JIA names are:

BOROUGH	CD	JIA NO	JIA NAME
Manhattan	101-112	164	Central Park
Bronx	201-212	226	Van Cortlandt Park
		227	Bronx Park
		228	Pelham Bay Park
Brooklyn	301-318	355	Prospect Park
		356	Gateway National Recreation Area in Brooklyn
Queens	401-414	480	LaGuardia Airport
		481	Flushing Meadow/Corona Park
		482	Forest Park
		483	JFK International Airport
		484	Gateway National Recreation Area in Queens
Staten Island	501-503	595	Gateway National Recreation Area in Staten Island

NOTE: Two portions of the city, Marble Hill and Rikers Island, are legally located in one borough and are each serviced by different boroughs. The COMMUNITY DISTRICT codes associated with these areas are the community districts they are serviced by.

Specifically, Marble Hill is legally located in Manhattan but is serviced by the Bronx and has Bronx COMMUNITY DISTRICT codes of 207 or 208.

Rikers Island has a Queens COMMUNITY DISTRICT code of 401 since it is serviced by Queens even though it is legally located in the Bronx.

**Field Name:** CENSUS TRACT (CT2010)

**Format:** Alphanumeric - 7 characters, including a decimal point

**Data Source:** Department of City Planning - Geosupport System

**Description:** The 2010 census tract that the tax lot is located in.

This field contains a one to four digit census tract number, a decimal point and a two digit suffix. The census tract number is preceded with leading blanks when the census tract number is less than four digits. If there is no census tract suffix, there is no decimal point and the census tract number is followed by three blanks.

If a tax lot is split by a census tract boundary, only one census tract is

retained.

*Appendix A: Missing Geographic Data* contains the number and percent of tax lots missing geographic data in each borough by type of geography.

2010 census tracts are geographic areas defined by the U.S. Census Bureau for the 2010 Census.

Each census tract is unique within a borough (see BOROUGH).

Examples:

Census Tract 203.01 would be stored as `203.01`, where  is a blank  
 Census Tract 23 would be stored as `23`, where  is a blank

**Field Name:** CENSUS BLOCK (CB2010)

**Format:** Alphanumeric - 5 characters

**Data Source:** Department of City Planning - Geosupport System

**Description:** The 2010 census block that the tax lot is located in.

This field contains a four digit census block number and, when applicable, a one position alphabetic suffix. If there is no suffix, the census block number is followed by a blank.

If a tax lot is split by a census block boundary, only one census block is retained.

*Appendix A: Missing Geographic Data* contains the number and percent of tax lots missing geographic data in each borough by type of geography.

2010 census blocks are the smallest geographic areas reported on by the U.S. Census Bureau for the 2010 census.

Each census block is unique within a census tract (see CENSUS TRACT).

Examples:

Census Block 101A would be stored as `101A`  
 Census Block 102 would be stored as `102`, where  is a blank

**Field Name:** SCHOOL DISTRICT (SchoolDist)

**Format:** Alphanumeric - 2 characters

**Data Source:** Department of City Planning - Geosupport System

**Description:** The community school district that the tax lot is located in.

This field contains a two digit community school district number, which is preceded with a zero when the district number is one digit.

If a tax lot is split by a school district boundary, only one school district is retained.

*Appendix A: Missing Geographic Data* contains the number and percent of tax lots missing geographic data in each borough by type of geography.

The valid community school districts for each borough are:

CODES	BOROUGH
1-6, 10	Manhattan
7-12	Bronx
13-23, 32	Brooklyn
24-30	Queens
31	Staten Island

**Field Name:** CITY COUNCIL DISTRICT (Council)

**Format:** Numeric - 2 digits (99)

**Data Source:** Department of City Planning - Geosupport System

**Description:** The city council district that the tax lot is located in.

This field contains a two digit city council district number, which is preceded with a zero when the district number is one digit.

If a tax lot is split by a city council district boundary, only one city council district is retained.

*Appendix A: Missing Geographic Data* contains the number and percent of tax lots missing geographic data in each borough by type of geography.

There are currently 51 city council districts in the City, which serve as administrative districts for the legislative branch of city government.

The valid city council districts for each borough are:

CODES	BOROUGH
1-10	Manhattan
8, 11-18, 22	Bronx
33-48	Brooklyn
19-32, 34	Queens
49-51	Staten Island

**Field Name:** ZIP CODE (ZipCode)

**Format:** Alphanumeric - 5 characters

**Data Source:** Department of City Planning - based on data from:  
 Department of City Planning - Geosupport System  
 Department of Finance - RPAD Master File

**Description:** The zip code that the tax lot is located in.

Only one data source is used per tax lot.

The zip code is obtained from the Department of City Planning Geosupport System. If the zip code is not available from Geosupport, the DOF-RPAD Master file is used.

If a tax lot is split by a zip code boundary, only one zip code is retained.

*Appendix A: Missing Geographic Data* contains the number and percent of tax lots missing geographic data in each borough by type of geography.

**Field Name:** FIRE COMPANY (FireComp)

**Format:** Alphanumeric - 4 characters

**Data Source:** Department of City Planning - Geosupport System

**Description:** The fire company that services the tax lot.

This field consists of four characters, the first of which is an alphabetic code identifying the type of fire company, where E stands for Engine, L stands for Ladder and Q stands for Squad. The type code is followed by a one to three digit fire company number which is preceded with leading zeros if the company number is less than three digits.

If a tax lot is split by a fire company boundary, only one fire company is retained.

*Appendix A: Missing Geographic Data* contains the number and percent of tax lots missing geographic data in each borough by type of geography.

The valid codes and code ranges for each borough are:

TYPE OF COMPANY	CODES	BOROUGH
Engine	001, 003-010, 014-016, 021-024, 026, 028, 033-035, 037, 039, 040, 044, 047, 053-055, 058, 059, 065, 067, 069, 074, 076, 080, 081, 084, 091, 093, 095, 260	Manhattan
Ladder	001-016, 018, 020-026, 028, 030, 034-036, 040, 043, 045	
SQuad	018	
Engine	038, 042, 043, 045, 046, 048, 050, 052, 060, 062-064, 066, 068, 070-073, 075, 079, 081-083, 088-090, 092, 094, 096, 097, 263	Bronx
Ladder	017, 019, 027, 029, 031-033, 037-039, 041, 042, 044, 046-056, 058, 059, 061	
SQuad	041, 061	
Engine	201, 202, 205-207, 210, 211, 214, 216-222, 224-231, 233-243, 245-250, 253-255, 257, 271, 276, 277, 279-284, 290, 309, 310, 318, 321, 323, 330, 332	Brooklyn
Ladder	101-114, 118-120, 122-124, 131, 132, 146-149, 153, 156, 157, 159, 161, 166, 168-170, 172, 174-176	
SQuad	001, 252	
Engine	251, 258-260, 262-266, 268, 273-275, 285-287, 289, 291-295, 297-299, 301-308, 311-317, 319, 320, 324-326, 328, 329, 331	Queens
Ladder	115-117, 121, 125-130, 133-138, 140, 142-144, 150-152, 154, 155, 158, 160, 162-165, 167, 173	
SQuad	270, 288	
Engine	151-168	Staten Island
Ladder	077-087	

**Field Name:** POLICE PRECINCT (PolicePrct)

**Format:** Numeric - 3 digits (999)

**Data Source:** Department of City Planning - Geosupport System

**Description:** The police precinct the tax lot is located in.

This field contains a three digit police precinct number which is preceded with

leading zeros when the precinct is less than three digits.

If a tax lot is split by a police precinct boundary, only one police precinct is retained.

*Appendix A: Missing Geographic Data* contains the number and percent of tax lots missing geographic data in each borough by type of geography.

Valid codes and code ranges for each borough are:

CODES	DECODES
040-049, 052 050	Bronx Bronx–Marble Hill
060-063, 066-072, 078 076 073, 075, 077, 079, 081, 083, 088, 090, 094 084	Brooklyn-South Brooklyn-South Piers Brooklyn-North Brooklyn-North Piers
001, 005-007, 009, 010, 013, 014, 017, 018 019, 020, 022-026, 028, 030, 032-034	Manhattan-South Manhattan-North
100-113, 115 114	Queens Queens – Roosevelt Island
120, 121, 122, 123	Staten Island

**Field Name:** HEALTH AREA (HealthArea)

**Format:** Numeric - 4 digits (9999)

**Data Source:** Department of City Planning - Geosupport System

**Description:** The health area that the tax lot is located in.

This field contains a four digit health area number, which is preceded with leading zeros when the health area is less than four digits. There is an implied decimal point after the first two digits.

*Appendix A: Missing Geographic Data* contains the number and percent of tax lots missing geographic data in each borough by type of geography. Health areas are administrative districts comprised of aggregates of census tracts, which are used by the Health Department for statistical data collection. If a tax lot is split by a health area boundary, only one health area is retained. Valid codes and code ranges for each borough are:

<b>CODES</b>	<b>BOROUGH</b>
0110-2100, 2310-2600, 2810, 2820, 3110-5000, 5200, 5300, 5500-6800, 7400, 7600-7800, 8000-9100	Manhattan
0100-4500, 4700-4800	Bronx
0100-5020, 5200-9120, 9300	Brooklyn
0110-3900	Queens
0100-0800, 0910, 0920	Staten Island

**Field Name:** **SANITATION DISTRICT BORO (SanitBoro)**

**Format:** Numeric - 1 digit

**Data Source:** Department of City Planning - Geosupport System

**Description:** The Boro of the Sanitation District that services the tax lot.

<b>CODES</b>	<b>BOROUGH</b>
1	Manhattan
2	Bronx
3	Brooklyn
4	Queens
5	Staten Island

**Field Name:** **SANITATION DISTRICT NUMBER (SanitDist)**

**Format:** Numeric – 2 digits

**Data Source:** Department of City Planning - Geosupport System

**Description:** The Sanitation District that services the tax lot.

**Field Name:** **SANITATION SUBSECTION (SanitSub)**

**Format:** Alphanumeric – 2 characters

**Data Source:** Department of City Planning - Geosupport System

**Description:** The Subsection of the Sanitation District that services the tax lot.

**Field Name:** **ADDRESS (Address)**

**Format:** Alphanumeric - 28 characters

**Data Source:** Department of Finance - RPAD Master File

**Description:** An address for the tax lot.

The general format is house number or low house number, if there is a house number range, and a space followed by a street name. Queens house numbers contain a hyphen. Some tax lots, such as vacant lots or parks, have only a street name and no house number.

**Field Name:** **ZONING, ZONING DISTRICT 1 (ZoneDist1)**

**Format:** Alphanumeric - 9 characters

**Data Source:** Department of City Planning Zoning Tax Lot Database

**Description:** The zoning district classification of the tax lot or in a limited number of cases the Zoning Resolution section number that pertains to special requirements for selected properties in Queens.

If the tax lot is divided by a zoning boundary line, ZONING, ZONING DISTRICT 1 represents the zoning district classification occupying the greatest percentage of the tax lot's area.

For example: Tax Lot 98 is divided by a zoning boundary line into Part A and Part B. Part A, the largest portion of the lot, is in a commercial zoning district, while Part B is in a residential zoning district. ZONING, ZONING DISTRICT 1 will contain the commercial zoning district associated with Part A.

See ZONING, SPLIT BOUNDARY INDICATOR to determine if the tax lot is divided.

CODES	DECODES
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 New York City Parks  
 PARKNYS New York State Parks  
 PARKUS United States Parks

ZNA Zoning Not Applicable

ZR 11-151 See [Section 11-151](#) of the Zoning Resolution for special requirements for selected properties in Queens

ZNA (Zoning Not Applicable) is a designation that City Planning devised to identify tax lots where zoning is not applicable seaward of the pier head line.

**Field Name:** ZONING, ZONING DISTRICT 2 (ZoneDist2)

**Format:** Alphanumeric - 9 characters

**Data Source:** Department of City Planning Zoning Tax Lot Database

**Description:** If the tax lot is divided by zoning boundary lines, ZONING, 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, the larger portion of the lot is in a commercial zoning district, while Part B is in a residential zoning district. ZONING, ZONING DISTRICT 2 will contain the residential zoning district associated with Part B.

See ZONING, SPLIT BOUNDARY INDICATOR to determine if the tax lot is divided.

CODES	DECODES
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	New York City Parks
PARKNYS	New York State Parks
PARKUS	United States Parks

**Field Name:** ZONING, ZONING DISTRICT 3 (ZoneDist3)

**Format:** Alphanumeric - 9 characters

**Data Source:** Department of City Planning Zoning Tax Lot Database

**Description:** If the tax lot is divided by zoning boundary lines, ZONING, ZONING DISTRICT 3 represents the zoning classification occupying the third greatest percentage of the tax lot's area.

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

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 then ZONING DISTRICT 3 will contain the zoning associated with Part C.

See ZONING, SPLIT BOUNDARY INDICATOR to determine if the tax lot is divided.

CODES	DECODES
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	New York City Parks
PARKNYS	New York State Parks
PARKUS	United States Parks

**Field Name:** ZONING, ZONING DISTRICT 4 (ZoneDist4)

**Format:** Alphanumeric - 9 characters

**Data Source:** Department of City Planning Zoning Tax Lot Database

**Description:** If the tax lot is divided by zoning boundary lines, ZONING, ZONING DISTRICT 4 represents the zoning classification occupying the fourth greatest percentage of the tax lot's area.

If the tax lot is not divided by into four zoning boundary line, 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 then ZONING DISTRICT 4 will contain the zoning associated with Part D.

See ZONING, SPLIT BOUNDARY INDICATOR to determine if the tax lot is divided.

<u>CODES</u>	<u>DECODES</u>
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	New York City Parks
PARKNYS	New York State Parks
PARKUS	United States Parks

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**Field Name:** **ZONING, COMMERCIAL OVERLAY 1 (Overlay1)**

**Format:** Alphanumeric - 4 characters

**Data Source:** Department of City Planning Zoning Tax Lot Database

**Description:** The commercial overlay assigned to the tax lot.

If the tax lot is does not contain a Commercial Overlay, the field is blank.

If more than one commercial overlay exists on the tax lot, ZONING, COMMERCIAL OVERLAY 1 represents the commercial overlay occupying the greatest percentage of the lot area.

If the tax lot is divided by zoning boundary lines, ZONING, COMMERCIAL OVERLAY 1 could be associated with any of the ZONING, ZONING DISTRICT fields.

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

See ZONING, SPLIT BOUNDARY INDICATOR to determine if the tax lot is divided.

---

**Field Name:** **ZONING, COMMERCIAL OVERLAY 2 (Overlay2)**

**Format:** Alphanumeric - 4 characters

**Data Source:** Department of City Planning Zoning Tax Lot Database

**Description:** A commercial overlay associated with the tax lot.

If the tax lot is not divided by two Commercial Overlays the field is blank.

If the tax lot has more than one commercial overlay, ZONING, COMMERCIAL

OVERLAY 2 represents the commercial overlay occupying the second largest percentage of the tax lot's area.

If the tax lot is divided by zoning boundary lines, ZONING, COMMERCIAL OVERLAY 2 could be associated with any of the ZONING, ZONING DISTRICT fields.

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

See ZONING, SPLIT BOUNDARY INDICATOR to determine if the tax lot is divided.

**Field Name:** ZONING, SPECIAL PURPOSE DISTRICT 1 (SPDist1)

**Format:** Alphanumeric - 6 characters

**Data Source:** Department of City Planning Zoning Tax Lot Database

**Description:** The special purpose district assigned to the tax lot.  
If the tax lot is not in a Special Purpose District the field is blank.

With the exception of four areas in the city with coterminous Special Districts, if more than one special purpose district exists on the tax lot, ZONING, SPECIAL PURPOSE DISTRICT 1 represents the special purpose district occupying the greatest percentage of the lot area.

Exceptions:

- In the area of Manhattan covered by both the Special Midtown District and the Special Clinton District, Special Purpose District 1 is CL and Special Purpose District 2 is MID.
- In the area of Manhattan covered by both the Special Midtown District and the Special Transit District, Special Purpose District 1 is MID and Special Purpose 2 is TA.
- In the area of Manhattan covered by both the Special 125th Street District and the Special Transit District, Special Purpose District 1 is 125 and Special District 2 is TA.
- In the area of Brooklyn covered by both the Special Enhanced Commercial District -4 and Mixed Use District-16 (Ocean Hill/East New York), Special Purpose District 1 is EC-6 and Special Purpose District 2 is MX-16.

If the tax lot is divided by zoning boundary lines, ZONING, SPECIAL PURPOSE DISTRICT 1 could be associated with any of the ZONING, ZONING DISTRICT or ZONING, COMMERCIAL OVERLAY fields.

Special purpose districts are coded using the one to five character district

symbols that are listed in *Appendix B: Special Purpose and Limited Height Districts*.

See ZONING, SPLIT BOUNDARY INDICATOR to determine if the tax lot is divided.

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**Field Name:** ZONING, SPECIAL PURPOSE DISTRICT 2 (SPDist2)

**Format:** Alphanumeric - 6 characters

**Data Source:** Department of City Planning Zoning Tax Lot Database

**Description:** The special purpose district assigned to the tax lot.

If the tax lot is not divided by at least two Special Purpose Districts the field is blank.

With the exception of four areas in the city with coterminous Special Districts, if the tax lot has more than one special purpose district, ZONING, SPECIAL PURPOSE DISTRICT 2 represents the special purpose district occupying the second greatest percentage of the lot area.

Exceptions:

- In the area of Manhattan covered by both the Special Midtown District and the Special Clinton District, Special Purpose District 1 is CL and Special Purpose District 2 is MID.
- In the area of Manhattan covered by both the Special Midtown District and the Special Transit District, Special Purpose District 1 is MID and Special Purpose 2 is TA.
- In the area of Manhattan covered by both the Special 125th Street District and the Special Transit District, Special Purpose District 1 is 125 and Special District 2 is TA.
- In the area of Brooklyn covered by both the Special Enhanced Commercial District -4 and Mixed Use District-16 (Ocean Hill/East New York), Special Purpose District 1 is EC-6 and Special Purpose District 2 is MX-16.

If the tax lot is divided by zoning boundary lines, ZONING, SPECIAL PURPOSE DISTRICT 2 could be associated with any of the ZONING, ZONING DISTRICT or ZONING, COMMERCIAL OVERLAY fields.

Special purpose districts are coded using the one to five character district symbols that are listed in *Appendix B: Special Purpose and Limited Height Districts*.

See ZONING, SPLIT BOUNDARY INDICATOR to determine if the tax lot is divided.

---

**Field Name:** ZONING, SPECIAL PURPOSE DISTRICT 3 (SPDist3)

**Format:** Alphanumeric - 6 characters

**Data Source:** Department of City Planning Zoning Tax Lot Database

**Description:** The special purpose district assigned to the tax lot.

If the tax lot is not divided by at least three Special Purpose Districts the field is blank.

With the exception of four areas in the city with coterminous Special Districts, if the tax lot has more than one special purpose district, ZONING, SPECIAL PURPOSE DISTRICT 3 represents the special purpose district occupying the smallest percentage of the lot area.

Exceptions:

- In the area of Manhattan covered by both the Special Midtown District and the Special Clinton District, Special Purpose District 1 is CL and Special Purpose District 2 is MID.
- In the area of Manhattan covered by both the Special Midtown District and the Special Transit District, Special Purpose District 1 is MID and Special Purpose 2 is TA.
- In the area of Manhattan covered by both the Special 125th Street District and the Special Transit District, Special Purpose District 1 is 125 and Special District 2 is TA.
- In the area of Brooklyn covered by both the Special Enhanced Commercial District -4 and Mixed Use District-16 (Ocean Hill/East New York), Special Purpose District 1 is EC-6 and Special Purpose District 2 is MX-16.

If the tax lot is divided by zoning boundary lines, ZONING, SPECIAL PURPOSE DISTRICT 3 could be associated with any of the ZONING, ZONING DISTRICT or ZONING, COMMERCIAL OVERLAY fields.

Special purpose districts are coded using the one to five character district symbols that are listed in Appendix B: Special Purpose and Limited Height Districts.

See ZONING, SPLIT BOUNDARY INDICATOR to determine if the tax lot is divided.

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**Field Name:** ZONING, LIMITED HEIGHT DISTRICT (LtdHeight)

**Format:** Alphanumeric - 5 characters

**Data Source:** Department of City Planning Zoning Tax Lot Database

**Description:** The limited height district assigned to the tax lot.

If the tax lot is divided by zoning boundary lines, ZONING, LIMITED HEIGHT DISTRICT could be associated with any of the ZONING, ZONING DISTRICT fields.

Limited height districts are coded using the three to five character district symbols that are listed in *Appendix B: Special Purpose and Limited Height Districts*.

See ZONING, SPLIT BOUNDARY INDICATOR to determine if the tax lot is divided.

**Field Name:** ZONING, SPLIT BOUNDARY INDICATOR (SplitZone)

**Format:** Alphanumeric - 1 character

**Data Source:** Department of City Planning Zoning Tax Lot Database

**Description:** A code indicating whether the tax lot is split by one or more zoning boundary lines.

Less than 2% of the tax lots are split.

CODES	DECODES
Y	Yes, a Split Lot
N	No, not a Split Lot
blank	Unknown

**Field Name:** BUILDING CLASS (BldgClass)

**Format:** Alphanumeric - 2 characters

**Data Source:** Department of City Planning - based on data from:  
Department of Finance - RPAD Master File

**Description:** A code describing the major use of structures on the tax lot.

Building Classes were developed and are assigned by the Department of Finance with the exception of Q0 and the mixed use condominium building classes that were developed by the Department of City Planning (DCP). Q0 was assigned by DCP to government owned tax lots zoned as either Park, ParkNYS or PARKUS that are predominantly used as open space. The mixed use condominium building classes were assigned by DCP to condominiums that contain a mix of residential and commercial units or more than one type of residential or commercial unit

**NOTES:** If there are multiple uses or buildings on a tax lot, the building class describes the use with the greatest square footage on the tax lot. Several building classes describe mixed use buildings (combinations of residential and office or retail uses).

A tax lot changes from a vacant to non-vacant building class:

- With the issuance of Selected Department of Buildings Permits including New Building, Demolitions; and Alterations where there are changes to use, square footage, type and the neighborhood where the permit is issued;
- When the Assessors sees change in the field; and
- Feedback from the public.

Demolition is not enough to change a Building Class but the presence of wall studs is.

Property value is assessed as of January 5<sup>th</sup>. If a site is not completed by April 14<sup>th</sup> the assessed building value is 0 and the Building Class reverts to Vacant.

See *Appendix C - Building Class Codes* for codes and decodes.

**Field Name:** LAND USE CATEGORY (LandUse)

**Format:** Alphanumeric - 2 characters

**Data Source:** Department of City Planning - based on data from:  
 Department of Finance - RPAD Master File  
 NYC Zoning Resolution Zoning Maps  
 Department of Parks and Recreation - Property Maps  
 New York State Office of Parks, Recreation and Historic Preservation - List of Properties

**Description:** A code for the tax lot's land use category, modified for display of parks, New York City Department of Parks and Recreation properties and New York State Office of Parks, Recreation and Historic Preservation properties in the appropriate category on land use maps.

A tax lot's land use category is derived from the lot's building class (see BUILDING CLASS). The Department of City Planning assigned building classes to the most appropriate land use category. Park properties were identified using data sources other than the DOF Building Classes and, where appropriate, were classified with a Land Use Category of *09-Open Space and Outdoor Recreation*, regardless of the tax lot's building class.

*Appendix D - Land Use Categories* details the relationship of building classes to land use categories.

CODES	DECODES
01	One & Two Family Buildings
02	Multi-Family Walk-Up Buildings
03	Multi-Family Elevator Buildings
04	Mixed Residential & Commercial Buildings
05	Commercial & Office Buildings
06	Industrial & Manufacturing
07	Transportation & Utility
08	Public Facilities & Institutions
09	Open Space & Outdoor Recreation
10	Parking Facilities
11	Vacant Land

**Field Name:** EASEMENTS, NUMBER OF (Easements)

**Format:** Numeric - 2 digits (99)

**Data Source:** Department of City Planning - based on data from:  
Department of Finance - RPAD Master File

**Description:** The number of easements on the tax lot.

If the number of easements is zero, the tax lot has no easement.

**Field Name:** OWNERSHIP, TYPE OF OWNERSHIP CODE (OwnerType)

**Format:** Alphanumeric - 1 character

**Data Source:** Department of City Planning - based on data from:  
Department of Citywide Administrative Services - IPIS  
Department of Finance - RPAD Master File

**Description:** A code indicating type of ownership for the tax lot.

Only one data source is used per tax lot.

The IPIS file, which contains more accurate and specific type of city ownership data than RPAD, is used when data is available for that lot. Codes C, M, O, P are obtained from IPIS.

If the tax lot is not on the IPIS file then the RPAD file was checked to see if the lot's Total Exempt Value equaled its Total Assessed Value. If the two values are the same, the lot is given a code of X. Otherwise the tax lot is not given any TYPE OF OWNERSHIP CODE.

It is recommended that OWNERSHIP, OWNER NAME be referenced to verify type of ownership, specifically when state and federal government and public authority ownership is important.

CODES	DECODES
C	City Ownership
M	Mixed City & Private Ownership
O	Other – Public Authority, State or Federal Ownership
P	Private Ownership – Either the tax lot has started an “in rem” action or it was once city owned.
X	Mixed (Excludes property with a C, M, O, or P ownership code). Fully tax exempt property that could be owned by the city, state, or federal government; a public authority; or a private institution
<i>blank</i>	Unknown (Usually Private Ownership)

**Field Name:** OWNERSHIP, OWNER NAME (OwnerName)

**Format:** Alphanumeric - 21 characters

**Data Source:** Department of Finance - RPAD Master File

**Description:** The name of the owner of the tax lot.

**Field Name:** LOT AREA (LotArea)

**Format:** Numeric - 9 digits (999999999)

**Data Source:** Department of Finance - RPAD Master File

**Description:** Total area of the tax lot, expressed in square feet rounded to the nearest integer.

Lot Area contains street beds when the tax lot contains “paper streets” i.e., street mapped but not built.

If the tax lot is not an irregularly shaped lot (LOT, IRREGULAR CODE) the Department of Finance derives the Lot Area by multiplying the Lot Frontage by the Lot Depth. If the tax lot is irregularly shaped Finance manually calculates the Lot Area from the Tax Maps.

If the LOT AREA is zero, data is not available for the tax lot.

**Field Name:** FLOOR AREA, TOTAL BUILDING (BldgArea)

**Format:** Numeric - 11 digits (99999999999)

**Data Source:** Department of City Planning - based on data from:  
Department of Finance - RPAD Master File

Department of Finance - Mass Appraisal System

**Description:** The total gross area in square feet.

Only one data source is used per tax lot (See FLOOR AREA, TOTAL BUILDING SOURCE CODE) except for condo measurements which come from the Condo Declaration and are net square footage not gross.

If FLOOR AREA, TOTAL BUILDING SOURCE CODE field has a code of 2 or 7, the TOTAL BUILDING FLOOR AREA is based on gross building area also known as total gross square feet. The TOTAL FLOOR AREA is for all of the structures on the tax lot, including stairwells, halls, elevator shafts, attics and extensions such as attached garages. Measurements are based on exterior dimensions and does take into account setbacks.

If the FLOOR AREA, TOTAL BUILDING SOURCE CODE field has a value of 5, the floor area was calculated from the DOF RPAD Master File using the building dimensions and number of stories for ONLY the largest structure on the tax lot.

**NOTES:** This is a rough estimate of the gross building floor area and does not necessarily take into account all the criteria for calculating floor area as defined in [section 12-10](#) of the Zoning Resolution.

If a roof is used for parking/garden/playground the square footage is not included in the Floor Area.

The two main things that trigger an update is the issuance of a Department of Buildings permit and a request from the owner to update the data.

The sum of COMMERCIAL and RESIDENTIAL FLOOR AREA does not always equal TOTAL BUILDING FLOOR AREA.

If the FLOOR AREA, TOTAL BUILDING SOURCE CODE is 2, the TOTAL BUILDING FLOOR AREA contains the Common Area for condominiums

If the FLOOR AREA, TOTAL BUILDING SOURCE CODE is 7, the TOTAL BUILDING FLOOR AREA does not include finished basement below grade.

A TOTAL BUILDING FLOOR AREA of zero can mean it is either not available or not applicable. If NUMBER OF BUILDINGS is greater than zero, then a TOTAL BUILDING FLOOR AREA of zero means it is not available. If NUMBER OF BUILDINGS is zero, then a TOTAL BUILDING FLOOR AREA of zero means it is not applicable.

**Field Name:** FLOOR AREA, COMMERCIAL (ComArea)

**Format:** Numeric - 11 digits (99999999999)

**Data Source:** Department of City Planning - based on data from:  
Department of Finance - Mass Appraisal System

**Description:** An estimate of the exterior dimensions of the portion of the structure(s) allocated for commercial use.

**NOTES:** Originally Square Footage came from sketches but for both New Construction & Alterations it comes from site visits.

An update to the Floor Area is triggered by the issuance of a Department of Buildings Permit, feedback from the public and scheduled visits by the Department of Finance assessors.

A COMMERCIAL FLOOR AREA of zero can mean it is either not available or not applicable.

The sum of the various FLOOR AREAs does not always equal TOTAL BUILDING FLOOR AREA.

COMMERCIAL FLOOR AREA does not contain a condominium's Common Area.

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**Field Name:** FLOOR AREA, RESIDENTIAL (ResArea)

**Format:** Numeric - 11 digits (99999999999)

**Data Source:** Department of City Planning - based on data from:  
Department of Finance - Mass Appraisal System

**Description:** An estimate of the exterior dimensions of the portion of the structure(s) allocated for residential use.

**NOTES:** An update to the Floor Area is triggered by the issuance of a Department of Buildings Permit, feedback from the public and scheduled visits by the Department of Finance assessors.

A RESIDENTIAL FLOOR AREA of zero can mean it is either not available or not applicable.

The sum of the various FLOOR AREAs does not always equal TOTAL BUILDING FLOOR AREA.

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RESIDENTIAL FLOOR AREA does not contain a condominium's  
Common Area

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**Field Name:** FLOOR AREA, OFFICE (OfficeArea)

**Format:** Numeric - 11 digits (99999999999)

**Data Source:** Department of Finance - Mass Appraisal System

**Description:** An estimate of the exterior dimensions of the portion of the structure(s)  
allocated for office use.

**NOTES:** This information is NOT available for one, two or three family  
structures.

An update to the Floor Area is triggered by the issuance of a  
Department of Buildings Permit, feedback from the public and  
scheduled visits by the Department of Finance assessors.

An OFFICE FLOOR AREA of zero can mean it is either not  
available or not applicable.

The sum of the various FLOOR AREAs does not always equal  
TOTAL BUILDING FLOOR AREA.

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**Field Name:** FLOOR AREA, RETAIL (RetailArea)

**Format:** Numeric - 11 digits (99999999999)

**Data Source:** Department of Finance - Mass Appraisal System

**Description:** An estimate of the exterior dimensions of the portion of the structure(s)  
allocated for retail use.

**NOTES:** This information is NOT available for one, two or three family  
structures.

An update to the Floor Area is triggered by the issuance of a  
Department of Buildings Permit, feedback from the public and  
scheduled visits by the Department of Finance assessors.

A RETAIL FLOOR AREA of zero can mean it is either not  
available or not applicable.

The sum of the various FLOOR AREAs does not always equal  
TOTAL BUILDING FLOOR AREA.

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**Field Name:** FLOOR AREA, GARAGE (GarageArea)  
**Format:** Numeric - 11 digits (99999999999)  
**Data Source:** Department of Finance - Mass Appraisal System  
**Description:** An estimate of the exterior dimensions of the portion of the structure(s) allocated for garage use.

**NOTES:** This information is NOT available for one, two or three family structures.

An update to the Floor Area is triggered by the issuance of a Department of Buildings Permit, feedback from the public and scheduled visits by the Department of Finance assessors.

A GARAGE FLOOR AREA of zero can mean it is either not available or not applicable.

The sum of the various FLOOR AREAs does not always equal TOTAL BUILDING FLOOR AREA.

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**Field Name:** FLOOR AREA, STORAGE (StrgeArea)  
**Format:** Numeric - 11 digits (99999999999)  
**Data Source:** Department of Finance - Mass Appraisal System  
**Description:** An estimate of the exterior dimensions of the portion of the structure(s) allocated for storage or loft purposes.

**NOTES:** This information is NOT available for one, two or three family structures.

An update to the Floor Area is triggered by the issuance of a Department of Buildings Permit, feedback from the public and scheduled visits by the Department of Finance assessors.

A STORAGE FLOOR AREA of zero can mean it is either not available or not applicable.

The sum of the various FLOOR AREAs does not always equal TOTAL BUILDING FLOOR AREA.

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**Field Name:** FLOOR AREA, FACTORY (FactryArea)

**Format:** Numeric - 11 digits (99999999999)

**Data Source:** Department of Finance - Mass Appraisal System

**Description:** An estimate of the exterior dimensions of the portion of the structure(s) allocated for factory, warehouse or loft use.

**NOTES:** This information is NOT available for one, two or three family structures.

An update to the Floor Area is triggered by the issuance of a Department of Buildings Permit, feedback from the public and scheduled visits by the Department of Finance assessors.

A FACTORY FLOOR AREA of zero can mean it is either not available or not applicable.

The sum of the various FLOOR AREAs does not always equal TOTAL BUILDING FLOOR AREA.

**Field Name:** FLOOR AREA, OTHER (OtherArea)

**Format:** Numeric - 11 digits (99999999999)

**Data Source:** Department of Finance - Mass Appraisal System

**Description:** An estimate of the exterior dimensions of the portion of the structure(s) allocated for other than Residential, Office, Retail, Garage, Storage, Loft or Factory use.

**NOTES:** This information is NOT available for one, two or three family structures.

An update to the Floor Area is triggered by the issuance of a Department of Buildings Permit, feedback from the public and scheduled visits by the Department of Finance assessors.

An OTHER FLOOR AREA of zero can mean it is either not available or not applicable.

The sum of the various FLOOR AREAs does not always equal TOTAL BUILDING FLOOR AREA.

**Field Name:** FLOOR AREA, TOTAL BUILDING SOURCE CODE (AreaSource)

**Format:** Alphanumeric - 1 character

**Data Source:** Department of City Planning

**Description:** A code indicating the source file that was used to determine the tax lot's TOTAL BUILDING FLOOR AREA (BldgArea)

Only one source is used per tax lot.

CODES	DECODES
0	Not Available
2	Department of Finance's RPAD File
4	Building Class is 'V' and Number of Buildings is 0. Total Building Floor Area is 0.
5	Total Building Floor Area is calculated from RPAD Building Dimensions and Number of Stories for largest building only.
7	Department of Finance's Mass Appraisal System

**Field Name:** **BUILDINGS, NUMBER OF (NumBldgs)**

**Format:** Numeric - 5 digits (99999)

**Data Source:** Department of City Planning - based on data from:  
 Department of City Planning - Geosupport System  
 Department of Finance - RPAD Master File

**Description:** The number of buildings on the tax lot.

Only one data source is used per tax lot.

If the tax lot is in Geosupport, the Geosupport Number of Structures field is used.

If the tax lot is not in Geosupport, the DOF RPAD Master File Number of Buildings field is used.

With few exceptions, buildings are permanent structures. If an assessor values a semi-permanent structure, such as a parking attendants building, then it is considered a building.

NUMBER OF BUILDINGS does not include extensions.

**Field Name:** **FLOORS, NUMBER OF (NumFloors)**

**Format:** Numeric - 6 digits (999.99)

**Data Source:** Department of Finance - RPAD Master File

**Description:** In the tallest building on the tax lot, the number of full and partial stories starting from the ground floor.

This field contains one to five numeric digits with an embedded decimal after the third digit.

NOTES: Above ground Basements are not included in the Number of Floors.

A roof used for parking, farming, playground, etc. is not included in Number of Floors.

If the NUMBER OF FLOORS is zero and the NUMBER OF BUILDINGS is greater than zero, then NUMBER OF FLOORS is not available for the tax lot.

If the NUMBER OF FLOORS is zero and the NUMBER OF BUILDINGS is zero, then NUMBER OF FLOORS is not applicable for the tax lot.

**Field Name:** UNITS, RESIDENTIAL (UnitsRes)

**Format:** Numeric - 5 digits (99999)

**Data Source:** Department of Finance - RPAD Master File

**Description:** The sum of residential units in all buildings on the tax lot.

If there are no residential units in the tax lot, this field will be zero.

NOTE: Hotels/motels, nursing homes and SROs do not have residential units, while boarding houses do have residential units.

An update to Residential Units is triggered by the issuance of a Department of Buildings permit.

If Building value is zero then the dwelling units represent what is on the Department of Buildings permit.

Does DOB include the Super's apartment as a residential unit if that apartment is in the basement?

Yes, DOB would include a Super's apartment in the basement as a residential unit.

**Field Name:** UNITS, RESIDENTIAL AND NON-RESIDENTIAL (UnitsTotal)

**Format:** Numeric - 5 digits (99999)

**Data Source:** Department of Finance - RPAD Master File

**Description:** The sum of residential and non-residential (offices, retail stores, etc.) units in all buildings on the tax lot.

**NOTE:** The count of non-residential units is sometimes not available if the building contains residential units.

Non-residential units are units with a separate use. If a building has 25 different offices it would be counted as 1 unit because they have the same use.

Updates to Residential and Non-Residential Units is triggered by the issuance of a Department of Buildings permit.

**Field Name:** LOT FRONTAGE (LotFront)

**Format:** Numeric - 7 digits (9999.99)

**Data Source:** Department of Finance - RPAD Master File

**Description:** The tax lot's frontage measured in feet.

This field contains one to six numeric digits with an imbedded decimal after the fourth digit.

**NOTE:** It appears that in RPAD if a lot fronts on more than one street, the building address often determines the lot frontage.

**Field Name:** LOT DEPTH (LotDepth)

**Format:** Numeric - 7 digits (9999.99)

**Data Source:** Department of Finance - RPAD Master File

**Description:** The tax lot's depth measured in feet.

This field contains one to six numeric digits with an imbedded decimal after the fourth digit.

**NOTE:** It appears that the Lot Depth in RPAD is often the lot line with the longer dimension adjacent to the Lot Frontage lot line.

**Field Name:** BUILDING FRONTAGE (BldgFront)

**Format:** Numeric - 7 digits (9999.99)

**Data Source:** Department of Finance - RPAD Master File

**Description:** The building's frontage along the street measured in feet.

This field contains one to six numeric digits with an imbedded decimal after

the fourth digit.

**Field Name:** BUILDING DEPTH (BldgDepth)

**Format:** Numeric - 7 digits (9999.99)

**Data Source:** Department of Finance - RPAD Master File

**Description:** The building’s depth, which is the effective perpendicular distance, measured in feet.

This field contains one to six numeric digits with an imbedded decimal after the fourth digit.

**Field Name:** EXTENSION CODE (Ext)

**Format:** Alphanumeric – 2 Characters

**Data Source:** Department Of Finance - RPAD Master File

**Description:** A code identifying whether there is an extension or free standing structure on the lot which is not the primary structure.

Codes	Decodes
E	Extension
G	Garage
EG	Extension & Garage

**Field Name:** PROXIMITY CODE (ProxCode)

**Format:** Alphanumeric - 1 character

**Data Source:** Department of City Planning - based on data from:  
Department of Finance - Mass Appraisal System File

**Description:** The physical relationship of the building to neighboring buildings.

CODES	DECODES
0	Not Available
1	Detached
2	Semi-Attached
3	Attached

**Field Name:** IRREGULAR LOT CODE (**IrrLotCode**)

**Format:** Alphanumeric - 1 character

**Data Source:** Department of City Planning - based on data from:  
Department of Finance - RPAD Master File

**Description:** A code indicating whether the tax lot is irregularly shaped.

CODES	DECODES
Y	Yes, an Irregularly Shaped Lot
N	No, not an Irregularly Shaped Lo
<i>blank</i>	Unknown

**Field Name:** LOT TYPE (**LotType**)

**Format:** Alphanumeric - 1 character

**Data Source:** Department of City Planning - based on data from:  
Department of Finance - Mass Appraisal System

**Description:** A code indicating the location of the tax lot to another tax lot and/or the water.

CODES	DECODES
0	Mixed or Unknown
1	Block Assemblage A tax lot which encompasses an entire block
2	Waterfront A tax lot bordering on a body of water. Waterfront lots may contain a small amount of submerged land.
3	Corner A tax lot bordering on two intersecting streets.
4	Through A tax lot which connects two streets and fronts on both streets. A lot with two frontages is not necessarily a through lot. For example, an L-shaped lot with two frontages would be coded as an Inside Lot (5).
5	Inside A tax lot which is not an assemblage, waterfront, corner, through, interior, island, alley or submerged lot.
6	Interior Lot A tax lot that has no street frontage.
7	Island Lot A tax lot that is entirely surrounded by water.
8	Alley Lot A tax lot that is too narrow to accommodate a building. The lot is usually 12 feet or less in width.

CODES    DECODES

9	Submerged Land Lot A tax lot that is totally or almost completely submerged.
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**Field Name:**        **BASEMENT TYPE/GRADE (BsmtCode)**

**Format:**            Alphanumeric - 1 character

**Data Source:**    Department of City Planning - based on data from:  
Department of Finance - Mass Appraisal System

**Description:**    A code describing the basement.

CODES    DECODES

0	None/No Basement
1	Full Basement that is Above Grade The basement is 75% or more of the area of the first floor and the basement walls are at least 4 feet high on at least two sides.
2	Full Basement that is Below Grade The basement is 75% or more of the area of the first floor and the basement walls are fully submerged or are less than 4 feet on at least three sides.
3	Partial Basement that is Above Grade The basement is between 25% and 75% of the area of the first floor and the basement walls are at least 4 feet high on at least two sides.
4	Partial Basement that is Below Grade The basement is between 25% and 75% of the area of the first floor and the basement walls are fully submerged or are less than 4 feet on at least three sides.
5	Unknown

**NOTES:**    This information is ONLY available for one, two or three family structures.

All basements in brownstones, high ranches, split-levels and attached row houses are Above Grade.

A fully exposed basement garage door does not, in itself, satisfy the criteria for Above Grade.

A finished basement must be at least four feet above ground to be considered a Finished Basement Above grade (FBA),

A Finished Basement Below grade (FBB) is not included in living area square footage.

A cellar is below a basement and not habitable.

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**Field Name:** ASSESSED VALUE, LAND (AssessLand)

**Format:** Numeric - 11 digits (99999999999)

**Data Source:** Department of Finance - RPAD Master File

**Description:** The tentative assessed land value for Fiscal Year 2017.

The Department of Finance calculates the assessed value by multiplying the tax lot's estimated full market land value, determined as if vacant and unimproved, by a uniform percentage for the property's tax class.

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**Field Name:** ASSESSED VALUE, TOTAL (AssessTot)

**Format:** Numeric - 11 digits (99999999999)

**Data Source:** Department of Finance - RPAD Master File

**Description:** The tentative assessed total value for Fiscal Year 2017.

The Department of Finance calculates the assessed value by multiplying the tax lot's estimated full market value by a uniform percentage for the property's tax class.

Property value is assessed as of January 5<sup>th</sup>. If a site is not completed by April 14<sup>th</sup> the assessed building value is 0 and the Building Class reverts to Vacant.

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**Field Name:** EXEMPT VALUE, LAND (ExemptLand)

**Format:** Numeric - 11 digits (99999999999)

**Data Source:** Department of Finance - RPAD Master File

**Description:** The tentative exempt land value, which is determined differently for each exemption program, is the dollar amount related to that portion of the tax lot that has received an exemption or abatement for Fiscal Year 2017.

---

**Field Name:** EXEMPT VALUE, TOTAL (ExemptTot)

**Format:** Numeric - 11 digits (99999999999)

**Data Source:** Department of Finance - RPAD Master File

**Description:** The tentative exempt total value, which is determined differently for each exemption program, is the dollar amount related to that portion of the tax lot that has received an exemption or abatement for Fiscal Year 2017.

**Field Name:** YEAR BUILT (YearBuilt)

**Format:** Numeric - 4 digits (9999)

**Data Source:** Department of Finance - RPAD Master File

**Description:** The year construction of the building was completed.

Year Built comes from Department of Buildings Permits.

Year Built is accurate for the decade but not necessarily for the specific year. Two outliers – 1910 & 1920. Structures built between 1800s and early 1900s usually have a Year Built date of either 1910 or 1920.

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**Field Name:** YEAR ALTERED 1 (YearAlter1)

**Format:** Numeric - 4 digits (9999)

**Data Source:** Department of Finance - RPAD Master File

**Description:** If a building has only been altered once, YEAR ALTERED is the date of the alteration.  
If a building has been altered more than once, YEAR ALTERED 1 is the year of the second most recent alteration.

If the alteration spanned more than one year, YEAR ALTERED 1 is the year the alteration began, otherwise it is the year the alteration was completed.

The date can either be the actual date or an estimate.

Year Altered comes from Department of Buildings Permits.

The Department of Finance defines alterations as modifications to the structure that, according to the assessor, changes the value of the real property.

---

**Field Name:** YEAR ALTERED 2 (YearAlter2)

**Format:** Numeric - 4 digits (9999)

**Data Source:** Department of Finance - RPAD Master File

**Description:** If a building has only been altered once, this field is blank.  
If a building has been altered more than once, YEAR ALTERED 2 is the year of the most recent alteration.

If the alteration spanned more than one year, YEAR ALTERED 2 is the year the alteration began, otherwise it is the year the alteration was completed.

The date can either be the actual date or an estimate.

Year Altered comes from Department of Buildings Permits.

The Department of Finance defines alterations as modifications to the structure that, according to the assessor, changes the value of the real property.

**Field Name:** HISTORIC DISTRICT NAME (HistDist)

**Format:** Alphanumeric - 40 characters

**Data Source:** Department of City Planning -based on Landmarks Preservation Commission data

**Description:** The name of the Historic District as designated by the New York City Landmarks Preservation Commission.

**Field Name:** LANDMARK NAME (Landmark)

**Format:** Alphanumeric - 35 characters

**Data Source:** Department of City Planning -based on Landmarks Preservation Commission data

**Description:** The name of an individual landmark, landmark site (e.g. Richmondtown Restoration), or an interior landmark, as designated by the New York City Landmarks Preservation Commission.

**Field Name:** BUILT FLOOR AREA RATIO - FAR (BuiltFAR)

**Format:** Numeric - 7 digits (9999.99)

**Data Source:** Department of City Planning -based on data from: Department of Finance - RPAD Master File

**Description:** The Built Floor Area Ratio (FAR) is the total building floor area divided by the area of the tax lot.

This field contains one to six numeric digits with an imbedded decimal after the fourth digit.

This is an estimate by City Planning based on rough building area and lot

area measurements provided by the Department Of Finance. FAR is calculated using the TOTAL BUILDING FLOOR AREA and the LOT AREA.

The TOTAL BUILDING FLOOR AREA is either based on gross building area also known as total gross square feet for all of the structures on the tax lot, including basements, attics and extensions such as attached garages, detached garages, pool houses and greenhouse OR the floor area was calculated from the DOF RPAD Master File using the building dimensions and number of stories for ONLY the largest structure on the tax lot depending on the source available.

The LOT AREA contains street beds when the lot contains "paper street" i.e., street mapped but not built.

**Field Name:**        **MAXIMUM ALLOWABLE RESIDENTIAL FAR (ResidFAR)**

**Format:**            Numeric - 5 digits (99.99)

**Data Source:**     Department of City Planning Zoning Tax Lot Database

**Description:**     The Maximum Allowable Residential Floor Area Ratio (FAR)

This field contains from one to four numeric digits with an imbedded decimal after the second digit.

The Maximum Allowable Floor Area Ratios are exclusive of bonuses for plazas, plaza-connected open areas, arcades or other amenities.

NOTES:     For properties zoned R6, R7, R7-1, R8 or R9 the Maximum Allowable Floor Area reflects the maximum achievable floor area under ideal conditions.

For properties in Mixed Use Special Districts, PLUTO uses the wide street Maximum Allowable Floor Area Ratio. Since the Maximum Allowable Floor Area Ratio in Mixed Use Special Districts is actually determined by whether the property is located on a wide street or a narrow street, users should consult Section 23-145 of the Zoning Resolution.

**Field Name:**        **MAXIMUM ALLOWABLE COMMERCIAL FAR (CommFAR)**

**Format:**            Numeric - 5 digits (99.99)

**Data Source:**     Department of City Planning Zoning Tax Lot Database

**Description:**     The Maximum Allowable Commercial Floor Area Ratio (FAR)

This field contains from one to four numeric digits with an imbedded decimal after the second digit.

The Maximum Allowable Floor Area Ratios are exclusive of bonuses for plazas, plaza-connected open areas, arcades or other amenities.

NOTES: For properties in Mixed Use Special Districts, PLUTO uses the wide street Maximum Allowable Floor Area Ratio. Since the Maximum Allowable Floor Area Ratio in Mixed Use Special Districts is actually determined by whether the property is located on a wide street or a narrow street, users should consult Section 23-145 of the Zoning Resolution.

**Field Name:** MAXIMUM ALLOWABLE FACILITY FAR (FacilFAR)

**Format:** Numeric - 5 digits (99.99)

**Data Source:** Department of City Planning Zoning Tax Lot Database

**Description:** The Maximum Allowable Facility Floor Area Ratio (FAR)

This field contains from one to four numeric digits with an imbedded decimal after the second digit.

The Maximum Allowable Floor Area Ratios are exclusive of bonuses for plazas, plaza-connected open areas, arcades or other amenities.

NOTES: For properties in Mixed Use Special Districts, PLUTO uses the wide street Maximum Allowable Floor Area Ratio. Since the Maximum Allowable Floor Area Ratio in Mixed Use Special Districts is actually determined by whether the property is located on a wide street or a narrow street, users should consult Section 23-145 of the Zoning Resolution.

**Field Name:** BORO CODE (BoroCode)

**Format:** Numeric - 1 digit (9)

**Data Source:** Department of City Planning - based on data from:  
Department of Finance - RPAD Master File

**Description:** The borough the tax lot is located in.

This field should be used when working with the Department of City Planning LION/Administrative District Base Map files.

This field contains a one digit borough code.

CODES	DECODES
1	Manhattan

CODES	DECODES
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 different boroughs. The BORO CODES associated with these areas are the boroughs they are legally located in.

Specifically, Marble Hill is serviced by the Bronx but is legally located in Manhattan and has a Manhattan BORO CODE. Rikers Island has a Bronx BORO CODE because it is legally located in the Bronx although it is serviced by Queens.

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**Field Name:** **BOROUGH, TAX BLOCK & LOT (BBL)**

**Format:** Numeric - 10 digits

**Data Source:** Department of City Planning - based on data from:  
Department of Finance - RPAD Master File

**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.

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

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**Field Name:** **CONDOMINIUM NUMBER (CondoNo)**

**Format:** Numeric - 5 digits

**Data Source:** Department of Finance - RPAD Master File

**Description:** The condominium number assigned to the complex.

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**Field Name:** **CENSUS TRACT 2 (Tract2010)**

**Format:** Alphanumeric - 6 characters

**Data Source:** Department of City Planning - Geosupport System

**Description:** The 2010 census tract that the tax lot is located in.

This field should be used when working with the Department of City Planning LION/Administrative District Base Map files.

This field contains a one to four digit census tract number and a two digit suffix. There is an implied decimal point between the census tract number and the suffix. The census tract number is preceded with leading zeros when the tract is less than four digits. If the tract has no suffix the census tract number is followed by two blanks.

If a tax lot is split by a census tract boundary, only one census tract is retained.

*Appendix A: Missing Geographic Data* contains the number and percent of tax lots missing geographic data in each borough by type of geography.

2010 census tracts are geographic areas defined by the U.S. Census Bureau for the 2010 Census.

Examples:

Census Tract 203.01 would be stored as 020301

Census Tract 23 would be stored as 0023**bb**, where **b** is a blank

**Field Name:** **X COORDINATE (XCoord)**

**Format:** Numeric - 7 digits (9999999)

**Data Source:** Department of City Planning - Geosupport System

**Description:** The X coordinate of the XY coordinate pair which depicts the approximate location of the lot.

The addresses' X and Y coordinates (see Y COORDINATE) must be used together when working with the Department of City Planning's LION/Administrative District Base Map files.

*Appendix A: Missing Geographic Data* contains the number and percent of tax lots missing geographic data in each borough by type of geography.

The XY coordinates are expressed in the New York-Long Island State Plane coordinate system.

**Field Name:** Y COORDINATE (YCoord)

**Format:** Numeric - 7 digits (9999999)

**Data Source:** Department of City Planning - Geosupport System

**Description:** The Y coordinate of the XY coordinate pair which depicts the approximate location of the lot.

The addresses' X (see X COORDINATE) and Y coordinates must be used together when working with the Department of City Planning's LION/ Administrative District Base Map files.

*Appendix A: Missing Geographic Data* contains the number and percent of tax lots missing geographic data in each borough by type of geography.

The XY coordinates are expressed in the New York-Long Island State Plane coordinate system.

**Field Name:** ZONING MAP # (ZoneMap)

**Format:** Alphanumeric - 3 characters

**Data Source:** Department of City Planning - Geosupport System

**Description:** The Department of City Planning Zoning Map Number associated with the tax lot's X and Y Coordinates.

**Field Name:** ZONING MAP CODE (ZMCode)

**Format:** Alphanumeric – 1 character

**Data Source:** Department of City Planning - based on data from:  
Department of City Planning - Geosupport System

**Description:** A code (Y) identifies a border Tax Lot, i.e., a Tax Lot on the border of two or more Zoning Maps.

The map number identified in Zoning Map # is one of the potential Zoning Maps associated with the Tax Lot, if the Lot is on the border of two or more Zoning Maps.

**Field Name:** SANBORN MAP # (Sanborn)

**Format:** Alphanumeric - 8 characters

**Data Source:** Department of City Planning - Geosupport System

**Description:** The Sanborn Map Company map number associated with the tax block and

lot.

SANBORN MAP # format is:

Borough Code/Volume Number/Page Number

where Borough Code is 1 = Manhattan, 2=Bronx, 3=Brooklyn, 4=Queens,  
5=Staten Island

For example: the SANBORN MAP # associated with tax block 154, tax lot 23  
in Manhattan is 1/01S/020.

**Field Name:** TAX MAP # (TaxMap)

**Format:** Alphanumeric - 5 characters

**Data Source:** Department of City Planning - Geosupport System

**Description:** The Department of Finance paper tax map Volume Number associated with  
the tax block and lot.

TAX MAP # format is:

The first character of the Tax Map # is the Borough Code where Borough  
Code is 1 = Manhattan, 2=Bronx, 3=Brooklyn, 4=Queens, 5=Staten Island.  
The second and third characters are the Section Number and the fourth and  
fifth characters are the Volume Number.

NOTE: The Department of Finance no longer updates their paper tax  
maps.

**Field Name:** E-DESIGNATION NUMBER (EDesigNum)

**Format:** Alphanumeric - 5 characters

**Data Source:** Department of City Planning – E-Designation File

**Description:** The E-Designation number assigned to the tax lot.

**Field Name:** APPORTIONMENT BBL (APPBBL)

**Format:** Numeric – 10 digits

**Data Source:** Department of City Planning - based on data from:  
Department of Finance - RPAD Master File

**Description:** The originating Borough, Tax Block and Tax Lot from the apportionment prior  
to the merge, split or property's conversion to a condominium.  
The Apportionment BBL is only available for mergers, splits and conversions  
since 1984.

**Field Name:**        **APPORIONMENT DATE (APPDate)**

**Format:**            Numeric – 10 characters

**Data Source:**     Department of City Planning - based on data from:  
 Department of Finance - RPAD Master File

**Description:**     The date of the Apportionment.

The data is in the format MM/DD/YYYY, where:  
 MM is the equivalent two digit month;  
 DD is the equivalent two digit day; and  
 YYYY is the four digit year.

**Field Name:**        **PLUTO - BASE MAP INDICATOR (PLUTOMapID)**

**Format:**            Numeric - 1 digit

**Data Source:**     Department of City Planning - based on data from:  
 Department of City Planning - PLUTO Data File  
 Department of Finance Digital Tax Map Modified by DCP  
 Department of Finance Digital Tax Map Modified by DCP Clipped to the  
 Shoreline File  
 Department of Finance - RPAD Master File

**Description:**     A code indicating whether the tax lot is in the PLUTO file and/or the modified  
 DTM and/or the modified DTM Clipped to the Shoreline File.

CODES	DECODES
1	In PLUTO Data File and DOF Modified DTM Tax Block and Lot Clipped to the Shoreline File.
2	In PLUTO Data File Only.
3	In DOF Modified DTM Tax Block and Lot Clipped to the Shoreline File but NOT in PLUTO.
4	In PLUTO Data File and in DOF Modified DTM File but NOT in DOF Modified DTM Tax Block and Lot Clipped to the Shoreline File, therefore the tax lot is totally under water.
5	In DOF Modified DTM but NOT in PLUTO, therefore the tax lot is totally under water.

The tax lot will not appear in the MapPLUTO geodatabase if the lot is found only in the PLUTO data file.

If the tax lot has a PLUTO-Base Map Indicator code of 3 or 5, then the PLUTO record will only contain data in the borough, tax block, tax lot, community district and PLUTO-Base Map Indicator fields.

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**Field Name:**      **VERSION NUMBER (Version)**

**Format:**            Alphanumeric – 6 characters

**Data Source:**      Department of City Planning

**Description:**      The Version Number related to the release of PLUTO.

The Version Number is in the format ##v#(a) where:

## is the last two digits of the year;

v stands for Version;

# is the release number for that year; and

(a) Identifies the amendment, if applicable.

APPENDIX A: MISSING GEOGRAPHIC DATA (As Of 8/16)

<b>GEOGRAPHIC AREA</b>	<b>NUMBER MISSING</b>	<b>PERCENT MISSING</b>
<b>Census Block</b>	21,274	2.48%
Bronx	2,637	2.94%
Brooklyn	2,564	0.93%
Manhattan	404	0.94%
Queens	7,863	2.42%
Staten Island	7,806	6.29%
<b>Census Tract</b>	4,408	0.51%
Bronx	427	0.48%
Brooklyn	640	0.23%
Manhattan	170	0.40%
Queens	1,334	0.41%
Staten Island	1,837	1.48%
<b>City Council District</b>	3,201	0.37%
Bronx	213	0.24%
Brooklyn	325	0.12%
Manhattan	97	0.23%
Queens	977	0.30%
Staten Island	1,589	1.28%
<b>Community District</b>	0	0.00%
Bronx	0	0.00%
Brooklyn	0	0.00%
Manhattan	0	0.00%
Queens	0	0.00%
Staten Island	0	0.00%
<b>Fire Company</b>	3,895	0.45%
Bronx	307	0.34%
Brooklyn	537	0.19%
Manhattan	150	0.35%
Queens	1,180	0.36%
Staten Island	1,721	1.39%
<b>Police Precinct</b>	3,237	0.38%
Bronx	176	0.20%
Brooklyn	388	0.14%
Manhattan	107	0.25%
Queens	955	0.29%
Staten Island	1,611	1.30%

Note: The Shaded Area Represents Citywide Totals. The Percent Missing For Each Borough Represents The Percent Of Tax Lots In Each Borough Missing The Specified Data Value.

## APPENDIX B: SPECIAL PURPOSE &amp; LIMITED HEIGHT DISTRICTS

## SPECIAL PURPOSE DISTRICTS

SPECIAL PURPOSE DISTRICTS	DISTRICT SYMBOL
125 <sup>th</sup> Street District	125
Battery Park City District	BPC
Bay Ridge District	BR
City Island District	CD
Clinton District	CL
College Point	CP
Coney Island	CI
Coney Island Mixed Use District	CO
Downtown Brooklyn District	DB
Downtown Jamaica District	DJ
Enhanced Commercial District 1 Fourth Avenue (BK)	EC-1
Enhanced Commercial District 2 Columbus & Amsterdam Aves (MN)	EC-2
Enhanced Commercial District 3 Broadway (MN)	EC-3
Enhanced Commercial District 4 (Bedford Stuyvesant)	EC-4
Enhanced Commercial District 5 (BK)	EC-5
Enhanced Commercial District 6 (BK)	EC-6
Forest Hills District	FH
Garment Center District	GC
Governors Island District	GI
Grand Concourse Preservation District	C
Harlem River Waterfront District	HRW
Hillsides Preservation District	HS
Hudson Square District	HSQ
Hudson Yards District	HY
Hunts Point Special District	HP
Limited Commercial District	LC
Lincoln Square District	L
Little Italy District	LI
Long Island City Mixed Use District	LIC
Lower Manhattan District	LM
Madison Avenue Preservation District	MP
Manhattanville Mixed Use District	MMU
Midtown District	MID
Mixed Use District-1 Port Morris (BX)	MX-1
Mixed Use District-2 Dumbo (BK)	MX-2
Mixed Use District-4 Flushing/Bedford (BK)	MX-4
Mixed Use District-5 Red Hook (BK)	MX-5
Mixed Use District-6 Hudson Square (MN)	MX-6
Mixed Use District-7 Morrisania (BX)	MX-7
Mixed Use District-8 Greenpoint-Williamsburg (BK)	MX-8
Mixed Use District-9 Northern Hunters Point Waterfront (QN)	MX-9
Mixed Use District-10 Atlantic and Howard Avenues (BK)	MX-10

<b>SPECIAL PURPOSE DISTRICTS</b>	<b>DISTRICT SYMBOL</b>
Mixed Use District-11 Gowanus (BK)	MX-11
Mixed Use District-12 Borough Park (BK)	MX-12
Mixed Use District-13 Lower Concourse (BX)	MX-13
Mixed Use District-14 Third Avenue /Tremont Avenue (BX)	MX-14
Mixed Use District-15 West Harlem (MN)	MX-15
Mixed Use District-16 Ocean Hill/East New York (BK)	MX-16
Natural Area District – 1	NA-1
Natural Area District – 2	NA-2
Natural Area District – 3	NA-3
Natural Area District – 4	NA-4
Ocean Parkway District	OP
Park Improvement District	PI
Planned Community Preservation District	PC
Scenic View District	SV-1
Sheepshead Bay District	SB
South Richmond Development District	SRD
Southern Hunters Point District	SHP
Southern Roosevelt Island District	SRI
St. George District	SG
Stapleton Waterfront District	SW
Transit Land Use District	TA
Tribeca Mixed Use District	TMU
Union Square District	US
United Nations Development District	U
West Chelsea District	WCH
Willets Point District	WP

**LIMITED HEIGHT DISTRICTS**

<b>LIMITED HEIGHT DISTRICTS</b>	<b>DISTRICT SYMBOL</b>
Limited Height District No. 1 (Gramercy Park/Brooklyn Heights/Cobble Hill)	LH-1
Limited Height District No. 1A (Upper East Side)	LH-1A
Limited Height District No. 2	LH-2
Limited Height District No. 3	LH-3

## APPENDIX C: BUILDING CLASS CODES

**A. ONE FAMILY DWELLINGS**

0. Cape Cod
1. Two Stories Detached (Small or Moderate Size, With or Without Attic)
2. One Story (Permanent Living Quarters)
3. Large Suburban Residence
4. City Residence
5. Attached or Semi-Detached
6. Summer Cottages
7. Mansion Type or Town House
8. Bungalow Colony/Land Coop Owned
9. Miscellaneous

**B. TWO FAMILY DWELLINGS**

1. Brick
2. Frame
3. Converted From One Family
9. Miscellaneous

**C. WALK UP APARTMENTS**

0. Three Families
1. Over Six Families Without Stores
2. Five to Six Families
3. Four Families
4. Old Law Tenements
5. Converted Dwelling or Rooming House
6. Cooperative
7. Over Six Families With Stores
8. Co-Op Conversion From Loft/Warehouse
9. Garden Apartments
- M. Mobile Homes/Trailer Parks

**D. ELEVATOR APARTMENTS**

0. Co-op Conversion from Loft/Warehouse
1. Semi-fireproof (Without Stores)
2. Artists in Residence
3. Fireproof (Without Stores)
4. Cooperatives (Other Than Condominiums)
5. Converted
6. Fireproof With Stores
7. Semi-Fireproof With Stores
8. Luxury Type
9. Miscellaneous

**E. WAREHOUSES**

1. Fireproof
2. Contractor's Warehouse
3. Semi-Fireproof
4. Frame, Metal
7. Warehouse, Self Storage
9. Miscellaneous

**F. FACTORY AND INDUSTRIAL BUILDINGS**

1. Heavy Manufacturing - Fireproof
2. Special Construction - Fireproof
4. Semi-Fireproof
5. Light Manufacturing
8. Tank Farms
9. Miscellaneous

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<sup>1</sup> Building Classes were developed and are assigned by the Department of Finance with the exception of Q0 and the mixed use condominium building classes that were developed by the Department of City Planning (DCP). Q0 was assigned by DCP to government owned tax lots zoned as either Park or ParkNY that are predominantly used as open space. Mixed use condominium building classes were assigned by DCP to condominiums that contain a mix of residential and commercial units or more than one type of residential or commercial unit.

**G. GARAGES AND GASOLINE STATIONS**

- 0. Residential Tax Class 1 Garage
- 1. All Parking Garages
- 2. Auto Body/Collision or Auto Repair
- 3. Gas Station with Retail Store
- 4. Gas Station with Service/Auto Repair
- 5. Gas Station only with/without Small Kiosk
- 6. Licensed Parking Lot
- 7. Unlicensed Parking Lot
- 8. Car Sales/Rental with Showroom
- 9. Miscellaneous Garage or Gas Station
- U. Car Sales/Rental without Showroom
- W. Car Wash or Lubritorium Facility

**H. HOTELS**

- 1. Luxury Type
- 2. Full Service Hotel
- 3. Limited Service – Many Affiliated with National Chain
- 4. Motels
- 5. Private Club, Luxury Type
- 6. Apartment Hotels
- 7. Apartment Hotels-Co-op Owned
- 8. Dormitories
- 9. Miscellaneous
- B. Boutique 10-100 Rooms, with Luxury Facilities, Themed, Stylish, with Full Service Accommodations
- H. Hostel-Bed Rental in Dorm Like Setting with Shared Rooms & Bathrooms
- R. SRO- 1 or 2 People Housed in Individual Rooms in Multiple Dwelling Affordable Housing
- S. Extended Stay/Suite Amenities Similar to Apt., Typically Charge Weekly Rates & Less Expensive than Full Service Hotel

**I. HOSPITALS AND HEALTH**

- 1. Hospitals, Sanitariums, Mental Institutions
- 2. Infirmary
- 3. Dispensary
- 4. Staff Facilities
- 5. Health Center, Child Center, Clinic
- 6. Nursing Home
- 7. Adult Care Facility
- 9. Miscellaneous

**J. THEATRES**

- 1. Art Type (Seating Capacity under 400 Seats)
- 2. Art Type (Seating Capacity Over 400 Seats)
- 3. Motion Picture Theatre with Balcony
- 4. Legitimate Theatres (Theatre Sole Use of Building)
- 5. Theatre in Mixed Use Building
- 6. T.V. Studios
- 7. Off-Broadway Type
- 8. Multiplex Picture Theatre
- 9. Miscellaneous

**K. STORE BUILDINGS (TAXPAYERS INCLUDED)**

- 1. One Story Retail Building
- 2. Multi-Story Retail Building
- 3. Multi-Story Department Store
- 4. Predominant Retail with Other Uses
- 5. Stand Alone Food Establishment
- 6. Shopping Centers With or Without Parking
- 7. Banking Facilities with or Without Parking
- 8. Big Box Retail Not Affixed & Standing On Own Lot with Parking
- 9. Miscellaneous

**L. LOFT BUILDINGS**

- 1. Over Eight Stores (Mid-Manhattan Type)
- 2. Fireproof and Storage Type (Without Stores)
- 3. Semi-Fireproof
- 8. With Retail Stores Other Than Type 1
- 9. Miscellaneous

**M. CHURCHES, SYNAGOGUES, ETC.**

- 1. Church, Synagogue, Chapel
- 2. Mission House (Non-Residential)
- 3. Parsonage, Rectory
- 4. Convents
- 9. Miscellaneous

**N. ASYLUMS AND HOMES**

- 1. Asylums
- 2. Homes for Indigent Children, Aged, Homeless
- 3. Orphanages
- 4. Detention House For Wayward Girls
- 9. Miscellaneous

**O. OFFICE BUILDINGS**

1. Office Only – 1 Story
2. Office Only – 2-6 Stories
3. Office Only – 7-19 Stories
4. Office Only or Office with Comm – 20 Stories or More
5. Office with Comm – 1 to 6 Stories
6. Office with Comm – 7 to 19 Stories
7. Professional Buildings/Stand Alone Funeral Homes
8. Office with Apartments Only (No Comm)
9. Miscellaneous and Old Style Bank Bldgs

**P PLACES OF PUBLIC ASSEMBLY (INDOOR) AND CULTURAL**

1. Concert Halls
2. Lodge Rooms
3. YWCA, YMCA, YWHA, YMHA, PAL
4. Beach Club
5. Community Center
6. Amusement Place, Bathhouse, Boat House
7. Museum
8. Library
9. Miscellaneous

**Q. OUTDOOR RECREATION FACILITIES**

0. Open Space
1. Parks/Recreation Facilities
2. Playground
3. Outdoor Pool
4. Beach
5. Golf Course
6. Stadium, Race Track, Baseball Field
7. Tennis Court
8. Marina, Yacht Club
9. Miscellaneous

**R. CONDOMINIUMS**

0. Condo Billing Lot
1. Residential Unit in 2-10 Unit Bldg
2. Residential Unit in Walk-Up Bldg
3. Residential Unit in 1-3 Story Bldg
4. Residential Unit in Elevator Bldg
5. Miscellaneous Commercial
6. Residential Unit of 1-3 Unit Bldg-Orig Class 1
7. Commercial Unit of 1-3 Units Bldg- Orig Class 1
8. Commercial Unit of 2-10 Unit Bldg
9. Co-op within a Condominium
- A Cultural, Medical, Educational, etc.
- B Office Space
- C Commercial Building (Mixed Commercial Condo Building Classification Codes)
- D Residential Building (Mixed Residential Condo Building Classification Codes)
- G Indoor Parking
- H Hotel/Boatel
- I Mixed Warehouse/Factory/Industrial & Commercial
- K Retail Space
- M Mixed Residential & Commercial Building (Mixed Residential & Commercial)
- P Outdoor Parking
- R Condominium Rentals
- S Non-Business Storage Space
- T Terraces/Gardens/Cabanas
- W Warehouse/Factory/Industrial
- X Mixed Residential, Commercial & Industrial
- Z Mixed Residential & Warehouse

**S. RESIDENCE - MULTIPLE USE**

0. Primarily One Family with Two Stores or Offices
1. Primarily One Family with One Store or Office
2. Primarily Two Family with One Store or Office
3. Primarily Three Family with One Store or Office
4. Primarily Four Family with One Store or Office
5. Primarily Five to Six Family with One Store or Office
9. Single or Multiple Dwelling with Stores or Offices

**T. TRANSPORTATION FACILITIES  
(ASSESSED IN ORE)**

1. Airport, Air Field, Terminal
2. Pier, Dock, Bulkhead
9. Miscellaneous

**U. UTILITY BUREAU PROPERTIES**

0. Utility Company Land and Building
1. Bridge, Tunnel, Highway
2. Gas or Electric Utility
3. Ceiling Railroad
4. Telephone Utility
5. Communications Facilities Other Than Telephone
6. Railroad - Private Ownership
7. Transportation - Public Ownership
8. Revocable Consent
9. Miscellaneous

**V. VACANT LAND**

0. Zoned Residential; Not Manhattan
1. Zoned Commercial or Manhattan Residential
2. Zoned Commercial Adjacent to Class 1 Dwelling; Not Manhattan
3. Zoned Primarily Residential; Not Manhattan
4. Police or Fire Department
5. School Site or Yard
6. Library, Hospital or Museum
7. Port Authority of NY and NJ
8. New York State & U.S. Government
9. Miscellaneous

**W. EDUCATIONAL STRUCTURES**

1. Public Elementary, Junior or Senior High
2. Parochial School, Yeshiva
3. School or Academy
4. Training School
5. City University
6. Other College and University
7. Theological Seminary
8. Other Private School
9. Miscellaneous

**Y. SELECTED GOVERNMENT  
INSTALLATIONS**

(Excluding Office Buildings, Training Schools, Academic, Garages, Warehouses, Piers, Air Fields, Vacant Land, Vacant Sites, and Land Under Water and Easements)

1. Fire Department
2. Police Department
3. Prison, Jail, House of Detention
4. Military and Naval Installation
5. Department of Real Estate
6. Department of Sanitation
7. Department of Ports and Terminals
8. Department of Public Works
9. Department of Environmental Protection

**Z. MISCELLANEOUS**

0. Tennis Court, Pool, Shed, etc.
1. Court House
2. Public Parking Area
3. Post Office
4. Foreign Government
5. United Nations
7. Easement
8. Cemetery
9. Other

APPENDIX D: LAND USE CATEGORIES

DCP LAND USE CODE	DCP LAND USE CATEGORIES	DOF/DCP BUILDING CLASSES
01	One & Two Family Buildings	A*,B*,Z0
02	Multi-Family Walk-Up Buildings	C0,C1,C2,C3,C4,C5,C6,C8,C9, CM, R1,R2,R3,R6
03	Multi-Family Elevator Buildings	D0,D1,D2,D3,D4,D5,D8,D9,H6,H7,R4,RD
04	Mixed Residential & Commercial Buildings	C7,D6,D7,K4,O8,R8,R9,RM,RR,RX,RZ,S*
05	Commercial & Office Buildings	G8,GU,GW,H1,H2,H3,H4,H5,H9,HB,HH,HR,HS,J*,K1,K2,K3,K5,K6, K7,K8,K9,O1,O2,O3,O4,O5,O6,O7,O9,,P1,R5,R7,RB,RC,RH,RI,RK,RS,
06	Industrial & Manufacturing Buildings	E*,F*,L*,RW
07	Transportation & Utility	G2,G3,G4,G5,G9,T*,U*,Y6,Y7,Y8,Y9
08	Public Facilities & Institutions	H8,I*,M*,N*,P2,P3,P5,P7,P8,P9,RA,W*,Y1,Y2, Y3,Y4,Z1,Z3,Z4,Z5
09	Open Space & Outdoor Recreation	P4,P6,Q*,Z8
10	Parking Facilities	G0,G1,G2,G6,G7,RG,RP,Z2
11	Vacant Land	V*

NOTES: \* Denotes all DOF/DCP Building Class classifications within an alphabetic grouping. The Building Classes Y5, Z7, and Z9 are not assigned to a Land Use Category.