

ANNOUNCEMENTS

Version 18v1.1 is not a full PLUTO update. Fields related to zoning have been updated to incorporate all rezonings through 10/26/18. The methodology used to assign zoning to a tax lot has also changed. Please see the Appendix for a list of all fields that have been updated, as well as for details on the methodology used.

In addition, version 18v1.1 corrects the Land Use for Building Class C7 from 2 (Multi-Family Walk-Up Buildings) to 4 (Mixed Residential & Commercial Buildings).

WHAT IS PLUTO™?

The Primary Land Use Tax Lot Output (PLUTO™) data file contains extensive land use and geographic data at the tax lot level in ASCII comma-delimited borough files. Each file contains the tax lots within the borough.

The PLUTO tax lot data files contain over seventy data fields derived from data files maintained by the Department of City Planning (DCP), Department of Finance (DOF), Department of Citywide Administrative Services (DCAS), and Landmarks Preservation Commission (LPC). DCP has created additional fields based on data obtained from one or more of the major data sources. PLUTO data files contain three basic types of data:

- Tax Lot Characteristics;
- Building Characteristics; and
- Geographic/Political/Administrative Districts.

There are two idiosyncrasies regarding the tax lot data. The PLUTO data contain one record per tax lot except for condominiums. PLUTO data contain one record per condominium complex instead of records for each condominium unit tax lot. A tax lot is usually a parcel of real property. The parcel can be under water, vacant, or contain one or more buildings or structures. The Department of Finance assigns a tax lot number to each condominium unit and a "billing" tax lot number to the Condominium Complex. A Condominium Complex is defined as one or more structures or properties under the auspices of the same condominium association. DCP summarizes DOF's condominium unit tax lot data so that each Condominium Complex within a tax block is represented by only one record. The Condominium Complex record is assigned the "billing" tax lot number when one exists. When the "billing" tax lot number has not yet been assigned by DOF, the lowest tax lot number within the tax block of the Condominium Complex is assigned.

The second idiosyncrasy is related to borough and community district geography. Two portions of the City, Marble Hill and Rikers Island, are legally located in one borough but are serviced by another borough. Specifically, Marble Hill is legally located in Manhattan but is serviced by The Bronx, while Rikers Island is legally part of The Bronx but is serviced by Queens. Therefore, Marble Hill tax lots are located in the Manhattan borough file and Rikers Island tax lots are in The Bronx borough file.

The PLUTO data is usually updated twice a year. Check the City Planning web site, www.nyc.gov/planning for update status. The date of the eight source data files and the base map used to create PLUTO18v1.1 are:

PLUTO 18v1.1 - DATES OF DATA

SOURCE	DATE OF DATA
Department of City Planning - Political and Administrative Districts	January 15, 2018
Department of Finance – Digital Tax Map	April 5, 2018
Department of City Planning – NYC GIS Zoning Features	Oct 26, 2018
Department of City Planning – E-Designations	May 15, 2018
Department of Citywide Administrative Services - City Ownership Code	April 20, 2018
Department of Finance - RPAD Master File	May 18, 2018
Department of Finance - Mass Appraisal System	May 4, 2018
Landmarks Preservation Commission – Historic Districts	April 12, 2018
Landmarks Preservation Commission - Landmarks	April 12, 2018

City Planning also merges the PLUTO data with the DCP modified version of the DOF’s Digital tax map to create MapPLUTO for use with various geographic information systems. For more information on MapPLUTO see the DCP web site www.nyc.gov/planning.

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

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

If you have any questions concerning the data, please click on <http://www.nyc.gov/open-data-feedback> to submit your questions.

**APPENDIX
CHANGES IN PLUTO
BETWEEN PLUTO18v1 AND PLUTO18v1.1**

CHANGE IN METHODOLOGY FOR ZONING FIELDS

To update zoning fields in previous versions of PLUTO, City Planning maintained a dataset with the zoning characteristics of each lot. This was updated for every rezoning, as well as for lot changes resulting from merger, apportionment, or condo conversion. This was a labor-intensive process and sometimes resulted in lots with zoning that did not agree with the underlying zoning districts.

The new methodology programmatically determines the zoning designations using the NYC GIS Zoning Features available on BYTES of the BIG APPLE™. A zoning district is assigned to a tax lot if it covers at least 10% of the lot's area. A commercial overlay is assigned to a tax lot if it covers at least 10% of the lot's area OR at least 50% of the commercial overlay district is contained within the lot. See the data dictionary for additional information.

Previously, a variety of sources were used to identify parkland. Starting with PLUTO18v1.1, NYC GIS Zoning Features are the data source used for identifying parkland and tax lots that intersect with areas designated in NYC GIS Zoning Features as PARK, BALL FIELD, PLAYGROUND, and PUBLIC SPACES have been assigned a single value of PARK. No other parkland datasets are incorporated. The NYC GIS Zoning Features do not constitute a definitive list of parks in the city. Lots designated as PARK should not be used to calculate the amount of open space in an area.

The abbreviations used to designate special districts have been changed to agree with those in NYC GIS Zoning Features. Special districts "CR1" and "CR2" are combined into "CR". In the area of Manhattan covered by both the Special 125th Street District and the Special Transit District, previous versions of PLUTO set Special District 1 equal to "125" and Special District 2 equal to "TA". The special district for these areas is now designated as "125th/TA". In the area of Brooklyn covered by both the Special Enhanced Commercial District 5 or 6 and Mixed Use District MX-16), previous versions set Special District 1 equal to "EC-5" or "EC-6" and Special District 2 equal to "MX-16". These areas are now designated as "MX-16/EC-5" or "MX-16/EC-6". See the table below for a list of changes to special district abbreviations.

FIELDS UPDATED FOR ZONING ONLY UPDATE

Field Name	Field Description
ZoneDist1	Zoning District 1
ZoneDist2	Zoning District 2
ZoneDist3	Zoning District 3
ZoneDist4	Zoning District 4
Overlay1	Commercial Overlay 1
Overlay2	Commercial Overlay 2
SPDist1	Special Purpose District 1
SPDist2	Special Purpose District 2
SPDist3	Special Purpose District 3
LtdHeight	Limited Height District
SplitZone	Split Boundary Indicator
ResidFAR	Maximum Allowable Residential FAR
CommFAR	Maximum Allowable Commercial FAR
FacilFAR	Maximum Allowable Community Facility FAR
ZoneMap	Zoning Map #
ZMCode	Zoning Map Code

CHANGES TO SPECIAL DISTRICT ABBREVIATIONS

18v1	18v1.1	Description
125	125th	Special 125th Street District
	125th/TA	Special 125th Street Dist/Transit Land use Dist
CR-1	CR	Special Coastal Risk District
CR-2	CR	Special Coastal Risk District
	EHC	East Harlem Corridors
	EHC/TA	East Harlem Corridors/Transit Land Use District
	IN	Special Inwood District
MID	MiD	Special Midtown District
	MX-16/EC-5	Mixed Use District/Enhanced Commercial District 5
	MX-16/EC-6	Mixed Use District/Enhanced Commercial District 6
WCH	WCh	Special West Chelsea District

NEW ZONING DISTRICT

M1-4/R9A

NEW HISTORIC DISTRICT

None

NEW BUILDING CLASSES

None

NEW FIELDS

None

CHANGES TO FIELD DEFINITIONS – See Data Dictionary for more information

Zoning District 1
Zoning District 2
Zoning District 3
Zoning District 4
Commercial Overlay 1
Commercial Overlay 2
Special District 1
Special District 2
Special District 3
Split Zone Indicator

DELETED FIELDS

None
