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INTRODUCTION AND OVERVIEW

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

The Data Dictionary contains the following:

- **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 the Zoning Tax Lot Database.

- **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.

One appendix is also included in the Data Dictionary. **Appendix A: Special Purpose and Limited Height Districts** lists all of the Special Purpose and Limited Height Districts and their District Symbols.

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

Format: Alphanumeric - 1 character

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
1	Manhattan
2	Bronx
3	Brooklyn
4	Queens
5	Staten Island

NOTE: Two portions of the city, Marble Hill and Rikers Island, are each legally located in one borough but are serviced by 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 (Tax Block)**

Format: Alphanumeric - 5 characters

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).

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

Format: Alphanumeric - 4 characters

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).

                     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.

                                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

Field Name: **ZONING DISTRICT 1 (Zoning District 1)**

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 DISTRICT 1 represents
                    the zoning district classification occupying the greatest percentage of the tax lot's

area.

For example: If Tax Lot 98 is divided by a zoning boundary line into Part A and Part B. Part A has the larger portion of the lot and is located in commercial zoning district while Part B is in residential zoning district. ZONING DISTRICT 1 will have a commercial zoning district value.

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

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

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Field Name: **ZONING DISTRICT 2 (Zoning District 2)**

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 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: If Tax Lot 98 is divided by a zoning boundary line into two sections - Part A and Part B. Part A, the larger portion of the lot, is in commercial zoning district, while Part B is in residential zoning district. ZONING DISTRICT 2 will contain the residential zoning district associated with Part B.

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 DISTRICT 3 (Zoning District 3)**

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 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: If 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.

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 DISTRICT 4 (Zoning District 4)**

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 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.

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: **COMMERCIAL OVERLAY 1 (Commercial Overlay 1)**

Format: Alphanumeric - 4 characters

Data Source: Department of City Planning Zoning Tax Lot Database

Description: The commercial overlay assigned to the tax lot.

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

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

Field Name: **COMMERCIAL OVERLAY 2 (Commercial Overlay 2)**

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 has only one zoning district, 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, COMMERCIAL OVERLAY 2 could be associated with any of the 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

Field Name: **SPECIAL PURPOSE DISTRICT 1 (Special District 1)**

Format: Alphanumeric - 6 characters

Data Source: Department of City Planning Zoning Tax Lot Database

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

With the exception of three areas in the city with coterminous Special Districts, if more than one special purpose district exists on the tax lot, 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.

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

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

Field Name: **SPECIAL PURPOSE DISTRICT 2 (Special District 2)**

Format: Alphanumeric - 6 characters

Data Source: Department of City Planning Zoning Tax Lot Database

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

With the exception of three areas in the city with coterminous Special Districts, if the tax lot has only one zoning district, 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.

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

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

Field Name: **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, LIMITED HEIGHT DISTRICT could be associated with any of the ZONING DISTRICT fields.

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

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 that might be 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.

APPENDIX A: SPECIAL PURPOSE & LIMITED HEIGHT DISTRICTS

SPECIAL PURPOSE DISTRICTS

SPECIAL PURPOSE DISTRICTS	DISTRICT SYMBOL
125th Street District	125
Battery Park City District	BPC
Bay Ridge District	BR
Grand Concourse Preservation District	C
City Island District	CD
Coney Island	CI
Clinton District	CL
Coney Island Mixed Use District	CO
College Point	CP
Downtown Brooklyn District	DB
Downtown Jamaica District	DJ
Enhanced Commercial District 1 (Fourth Avenue)	EC-1
Enhanced Commercial District 2 (Columbus and Amsterdam Avenues)	EC-2
Enhanced Commercial District 3 (Broadway)	EC-3
Enhanced Commercial District 4 (Bedford-Stuyvesant)	EC-4
Forest Hills District	FH
Garment Center District	GC
Governors Island District	GI
Hunts Point Special District	HP
Harlem River Waterfront District	HRW
Hillsides Preservation District	HS
Hudson Square District	HSQ
Hudson Yards District	HY
Lincoln Square District	L
Limited Commercial District	LC
Little Italy District	LI
Long Island City Mixed Use District	LIC
Lower Manhattan District	LM
Midtown District	MID
Manhattanville Mixed Use District	MMU
Madison Avenue Preservation District	MP
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
Mixed Use District-11 Gowanus (BK)	MX-11
Mixed Use District-12 Borough Park (BK)	MX-12

SPECIAL PURPOSE DISTRICTS	DISTRICT SYMBOL
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
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
Planned Community Preservation District	PC
Park Improvement District	PI
Sheepshead Bay District	SB
St. George District	SG
Southern Hunters Point District	SHP
South Richmond Development District	SRD
Southern Roosevelt Island District	SRI
Scenic View District	SV-1
Stapleton Waterfront District	SW
Transit Land Use District	TA
Tribeca Mixed Use District	TMU
United Nations Development District	U
Union Square District	US
West Chelsea District	WCH
Willets Point District	WP

LIMITED HEIGHT DISTRICTS

LIMITED HEIGHT DISTRICTS	DISTRICT SYMBOL
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