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APPENDICES:

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 ƀƀ609, where ƀ 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 ƀƀ96, where ƀ 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

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

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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	
S**Q**uad	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	
S**Q**uad	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	
S**Q**uad	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	
S**Q**uad	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	Bronx
050	Bronx–Marble Hill
060-063, 066-072, 078	Brooklyn-South
076	Brooklyn-South Piers
073, 075, 077, 079, 081, 083, 088, 090, 094	Brooklyn-North
084	Brooklyn-North Piers
001, 005-007, 009, 010, 013, 014, 017, 018	Manhattan-South
019, 020, 022-026, 028, 030, 032-034	Manhattan-North
100-113, 115	Queens
114	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:

CODES	BOROUGH
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: **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,

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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.

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, 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.

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, 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 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.

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 has only one zoning district, 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.

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.

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, 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.

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 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 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.

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

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 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, 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, ALL COMPONENTS 1 (AllZoning1)**

Format: Alphanumeric - 27 characters

Data Source: Department of City Planning Zoning Tax Lot Database

Description: ZONING, ALL COMPONENTS 1 consists of the zoning classification occupying the greatest percentage of the tax lot's area and a commercial overlay and special purpose district and limited height district assigned to the tax lot.

The ZONING, ALL COMPONENTS 1 format is:
COMMERCIAL OVERLAY 1/ZONING DISTRICT 1/SPECIAL PURPOSE DISTRICT 1/LIMITED HEIGHT DISTRICT

If a tax lot is divided by zoning boundary lines, ZONING, ALL COMPONENTS 1 may contain zoning components from various portions of the lot.

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 tax lot, is in zoning district R8B, while Part B is in zoning district R9 with a C2-5 commercial overlay and in the Transit Land Use Special District. ZONING, ALL COMPONENTS 1 would contain C2-5/R8B/TA.

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

Examples:

C2-5/R8/CL	represents a commercial overlay of C2-5, within a R8 Zoning District and the Clinton Special District
C2-5/R8	represents a commercial overlay of C2-5 within a R8 Zoning District and outside a special purpose or limited height district
R8/CL	represents a R8 Zoning District within the Clinton Special District
R8B/MP/LH-1A	represents a R8B Zoning District within the Madison Avenue Preservation District and the Limited Height 1A District
R8	represents a zoning district without a commercial overlay and outside a special purpose district

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Field Name: **ZONING, ALL COMPONENTS 2 (AllZoning2)**

Format: Alphanumeric - 21 characters

Data Source: Department of City Planning Zoning Tax Lot Database

Description: If the tax lot is divided by zoning boundary lines, ZONING, ALL COMPONENTS 2 consists of the zoning classification occupying the second greatest percentage of the tax lot's area and a commercial overlay and special purpose district assigned to the tax lot.

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

The ZONING, ALL COMPONENTS 2 format is:
COMMERCIAL OVERLAY 2/ZONING DISTRICT 2/SPECIAL PURPOSE DISTRICT 2

If a tax lot is divided by zoning boundary lines, ZONING, ALL COMPONENTS 2 may contain zoning components from various portions of the lot.

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 tax lot, is in zoning district R8B, while Part B is in zoning district R9 with a C2-5 commercial overlay and in the Transit Land Use Special District. ZONING, ALL COMPONENTS 2 would contain R9.

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

Examples:

C2-5/R8/CL	represents a commercial overlay of C2-5, within a R8 Zoning District and the Clinton Special District
C2-5/R8	represents a commercial overlay of C2-5 within a R8 Zoning District and outside a special purpose district
R8/CL	represents a R8 Zoning District within the Clinton Special District
R8	represents a zoning district without a commercial overlay and outside a special purpose district

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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 or ParkNYS 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

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).

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

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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
blank	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 - Mass Appraisal System
                          Department of Finance - Major Property File
                          Department of Finance - RPAD Master File

Description: The total gross area in square feet.

                          Only one data source is used per tax lot (See FLOOR AREA, TOTAL
                          BUILDING SOURCE CODE).

                          If FLOOR AREA, TOTAL BUILDING SOURCE CODE field has a code of 1, 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 basements, attics and extensions such
                          as attached garages, detached garages, pool houses and greenhouse.
                          Measurements are based on exterior dimensions.

                          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.

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

                                     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
                          Department of Finance - Major Property File

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

If the Mass Appraisal System is used as the source and the Building Class Code is A*, B* or C0 and the Number of Buildings is greater than 1 then the Commercial Floor Area is an estimate of the exterior dimension of the portion of the primary building allocated for commercial use.

Only one data source is used.

The Mass Appraisal System is used as the source if commercial floor area is available; otherwise the Major Property File is used.

NOTES: 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.

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
Department of Finance - Major Property File

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

If the Mass Appraisal System is used as the source and the Building Class Code is A*, B* or C0 and the Number of Buildings is greater than 1 then the Residential Floor Area is an estimate of the exterior dimension of the portion of the primary building allocated for residential use.

Only one data source is used.

The Mass Appraisal System is used as the source if residential floor area is available; otherwise the Major Property File is used.

NOTES: 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.

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 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.

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.

                            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.

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.

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.

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.

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.

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.

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 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
1	Department of Finance's Major Property File
2	Department of Finance's RPAD File
3	One or more Building Dimensions are non-numeric. Total Building Floor Area is 0.
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.
6	Unknown
7	Department of Finance's Mass Appraisal System
9	User Defined

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 primary 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: 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.

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.

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
blank	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

CODES	DECODES
	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.
9	Submerged Land Lot
	A tax lot that is totally or almost completely submerged.

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.

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 2016.

                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.

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 2016.

                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.

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 2016.

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 2016.

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.

Field Name: **YEAR BUILT CODE (BuiltCode)**

Format: Alphanumeric - 1 character

Data Source: Department of Finance - RPAD Master File

Description: A code indicating whether the year the building was built (YEAR BUILT) was an estimate.

CODES	DECODES
E	Estimate
Blank	Year Built is not an Estimate

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.

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.

                     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 from:
                      Open Source Data **https://nycopendata.socrata.com/**

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 from:
                      Open Source Data **https://nycopendata.socrata.com/**

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 <u>estimate</u> 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
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.

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.

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.

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 0023bb, 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: **APPORTIONMENT 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.

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 6/15)

GEOGRAPHIC AREA	NUMBER MISSING	PERCENT MISSING
Census Block	21,603	2.51%
Bronx	2,694	2.99%
Brooklyn	2,553	0.92%
Manhattan	402	0.93%
Queens	7,970	2.46%
Staten Island	7,984	6.44%
Census Tract	4,388	0.51%
Bronx	421	0.47%
Brooklyn	549	0.20%
Manhattan	160	0.37%
Queens	1,366	0.42%
Staten Island	1,892	1.53%
City Council District	3,132	0.36%
Bronx	214	0.24%
Brooklyn	310	0.11%
Manhattan	85	0.20%
Queens	978	0.3%
Staten Island	1,545	1.25%
Community District	0	0.00%
Bronx	0	0.00%
Brooklyn	0	0.00%
Manhattan	0	0.00%
Queens	0	0.00%
Staten Island	0	0.00%
Fire Company	3,801	0.44%
Bronx	305	0.34%
Brooklyn	444	0.16%
Manhattan	136	0.31%
Queens	1,175	0.36%
Staten Island	1,741	1.41%
Police Precinct	3,147	0.37%
Bronx	161	0.18%
Brooklyn	376	0.14%
Manhattan	91	0.21%
Queens	954	0.29%
Staten Island	1,565	1.26%

GEOGRAPHIC AREA	NUMBER MISSING	PERCENT MISSING
School District	3,062	0.36%
Bronx	172	0.19%
Brooklyn	316	0.11%
Manhattan	94	0.22%
Queens	978	0.30%
Staten Island	1,502	1.21%
X Coordinate	25,192	2.93%
Bronx	3,498	3.89%
Brooklyn	3,507	1.26%
Manhattan	829	1.92%
Queens	8,786	2.71%
Staten Island	8,572	6.92%
Y Coordinate	25,192	2.93%
Bronx	3,498	3.89%
Brooklyn	3,507	1.26%
Manhattan	829	1.92%
Queens	8,786	2.71%
Staten Island	8,572	6.92%
Zip Code	4,352	0.51%
Bronx	346	0.38%
Brooklyn	617	0.22%
Manhattan	153	0.35%
Queens	1,323	0.41%
Staten Island	1,913	1.54%
Health Area	3,490	0.41%
Bronx	242	0.27%
Brooklyn	421	0.15%
Manhattan	116	0.27%
Queens	1,064	0.33%
Staten Island	1,647	1.33%
Brooklyn	562	0.20%
Manhattan	178	0.41%
Queens	1,460	0.45%
Staten Island	1,916	1.55%
Staten Island	1,579	1.28%

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 & LIMITED HEIGHT DISTRICTS

SPECIAL PURPOSE DISTRICTS

SPECIAL PURPOSE DISTRICTS	DISTRICT SYMBOL
125th 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
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
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
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

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

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/Mobile Homes/Trailers
7. Mansion Type
8. Bungalow Colony/Land Coop Owned
9. Miscellaneous (Old Buildings, Attached & Semi-Detached Frame Houses, etc.)

B. TWO FAMILY DWELLINGS
1. Brick
2. Frame
3. Converted (From One Family)
9. Miscellaneous (City Type, Old, etc.)

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 (Other Than Condominiums)
7. Over Six Families With Stores
8. Co-Op Conversion From Loft/Warehouse
9. Garden Apartments/Mobile Home Park/Trailer Park

D. ELEVATOR APARTMENTS
0. Co-op Conversion From Loft/Warehouse
1. Semi-fireproof (Without Stores)
2. Artists in Residence
3. Fireproof (Standard Construction 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
3. Semi-Fireproof
4. Frame, Metal
6. Governmental Warehouses
7. Warehouse, Self Storage
9. Miscellaneous

F. FACTORY AND INDUSTRIAL BUILDINGS
1. Heavy Manufacturing (Fireproof)
2. Special Construction (Printing Plant, etc., Fireproof)
4. Semi-Fireproof
5. Light Manufacturing
8. Tank Farms
9. Miscellaneous

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[1] 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.   Garage - Two or More Stories
2.   Garage - One Story (Semi-Fireproof or Fireproof)
3.   Garage and Gas Station Combined
4.   Gas Station - With Enclosed Lubrication Plant or Workshop
5.   Gas Station - Without Enclosed Lubrication Plant or Workshop
6.   Licensed Parking Lot
7.   Unlicensed Parking Lot
8.   Garage With Showroom
9.   Miscellaneous

H.   HOTELS
1.   Luxury Type - Built Prior to 1960
2.   Luxury Type - Built After 1960
3.   Transient Occupancy-Midtown Mn Area
4.   Motels
5.   Private Club, Luxury Type
6.   Apartment Hotels
7.   Apartment Hotels-Co-op Owned
8.   Dormitories
9.   Miscellaneous
B.   Stylish Full Service Luxury Hotel
H.   Shared Facilities Budget Hotel
R.   Affordable Shared Room Housing
S.   Long-term Fully Equipped Units

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 as Part of Building of Other Use
6.   T.V. Studios
7.   Off-Broadway Type
8.   Multi-Motion Picture Theatre
9.   Miscellaneous

K.   STORE BUILDINGS (TAXPAYERS INCLUDED)
1.   One Story Store Building
2.   Two Story or Store and Office
3.   Department Stores, Multi-Story
4.   Stores, Apartments Above
5.   Diners, Franchised Type Stand
6.   Shopping Centers With Parking Facilities
7.   Funeral Home
8.   Big Box Retail With or Without Parking
9.   Miscellaneous

L.   LOFT BUILDINGS
1.   Over Eight Stores (Mid-Manhattan Type With or Without Stores)
2.   Fireproof - Loft and Storage Type (Without Retail 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.   Juvenile Detention Houses
9.   Miscellaneous

O. OFFICE BUILDINGS
1. Fireproof - Up to Nine Stories
2. Ten Stories & Over (Side Street Type)
3. Ten Stories & Over (Main Avenue Type)
4. Tower Type
5. Semi-Fireproof
6. Bank Building (Designed Exclusively for Banking)
7. Professional Buildings
8. With Residential Apartments
9. Miscellaneous

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 Places, Bathhouses, Boat Houses
7. Museum
8. Library
9. Miscellaneous Including Riding Academies and Stables

Q. OUTDOOR RECREATION FACILITIES
0. Open Space
1. Parks
2. Playgrounds
3. Outdoor Pools
4. Beaches
5. Golf Courses
6. Stadium, Race Tracks, Baseball Fields
7. Tennis Courts
8. Marinas/Yacht Clubs
9. Miscellaneous

R. CONDOMINIUMS
0. Condo Billing Lot
1. 2-10 Unit Residential Bldg, Residential Unit
2. Walk-up, Residential Unit
3. 1-3 Story, Residential Unit
4. Apartment/Elevated, Residential Unit
5. Miscellaneous Commercial
6. 1-3 Units, Residential Unit
7. 1-3 Units, Commercial Unit
8. 2-10 Unit Residential Bldg, Commercial Unit
9. Condop
A Cultural, Medical, Educational, etc.
B Office Buildings
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 Store Buildings – Retail
M Mixed Residential & Commercial Building (Mixed Residential & Commercial)
R Condominium Rental
S Non-Business Storage Space
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 Store or Office
2. Primarily Two Family With Store or Office
3. Primarily Three Family With Store or Office
4. Primarily Four Family With Store or Office
5. Primarily Five to Six Family With Store or Office
9. Primarily One to Six Families with Stores or Offices

**T. TRANSPORTATION FACILITIES
     (ASSESSED IN ORE)**
1. Airports, Air Fields, Terminals
2. Piers, Docks, Bulkheads
9. Miscellaneous

U. UTILITY BUREAU PROPERTIES
0. Utility Company Land and Buildings
1. Bridges, Tunnels, Highways
2. Electric Utilities, Gas
3. Ceiling R. R.
4. Telephone Utilities
5. Communications Facilities (Other Than Telephone)
6. Railroads, Private Ownership
7. Transportation, Public Ownership
8. Revocable Consents
9. Miscellaneous (Including Private Improvements in City Land and in Public Places)

V. VACANT LAND
0. Zoned Residential, Except Not Manhattan Below 110 St
1. Not Zoned Residential or Manhattan Below 110 St
2. Not Zoned Residential, but Adjacent to Tax Class 1 Dwelling
3. Zoned Primarily Residential, Except Not Manhattan Below 110 St
4. Police or Fire Department
5. School Site or Yard
6. Library, Hospitals or Museums
7. Port Authority of NY and NJ
8. State & U.S.
9. Miscellaneous (Department of Real Estate and Other Public Places)

W. EDUCATIONAL STRUCTURES
1. Public Elementary Junior and Senior High Schools
2. Parochial Schools, Yeshivas
3. Schools or Academies
4. Training Schools
5. City University
6. Other Colleges and Universities
7. Theological Seminaries
8. Other Private Schools
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. Prisons, Jails, Houses of Detention
4. Military and Naval
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. Used in Conjunction with Tax Class 1
1. Court House
2. Public Parking Areas
3. Post Office
4. Foreign Governments
5. United Nations
6. Land under Water
7. Easements
8. Cemeteries
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,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,R8,R9, RM ,RR ,RX, RZ,S*
05	Commercial & Office Buildings	G8,H1,H2,H3,H4,H5,H9,HB,HH,HR,HS,J*,K1,K2,K3,K5,K6, K7,K8,K9,O*,P1,R5,R7,RB,RC, RH, RI, RK, RS
06	Industrial & Manufacturing Buildings	E*,F*,L*,RW
07	Transportation & Utility	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,Z2
11	Vacant Land	V*

NOTES: * Denotes all DOF/DCP Building Class classifications within an alphabetic grouping.
            The Building Classes Y5, Z6, Z7, and Z9 are not assigned to a Land Use Category.