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COASTAL ZONE INFORMATION CENTER

TECHNICAL MEMORANDUM: Task 8.1

LAND USE MAP

FOR THE SECOND YEAR--COASTAL ZONE MANAGEMENT STUDY

WORKING DOCUMENT

Prepared by the Department of City Planning
The City of New York

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LAND USE MAPS BACKGROUND SUMMARY

The tax lot file of the Real Property Assessment Department (RPAD) was selected as the land use information system in order to be consistent with the 208 Water Quality Management Program which used the same file. In assembling the file data were taken from both the 1975 RPAD and 1972 files as modified by the Tri-State Regional Planning Commission. Tri-State corrected the 1972 data on irregular and multi-building lots and building setbacks. Current use information was added to the combined file.

RPAD has a building use code classifying tax lots into one of more than 80 categories. The categories were grouped into 13 use types (See CZM/208 Land Use Classification Codes, (Appendix A) including vacant land. For each tax lot, the file has floor area and lot coverage. Lots are aggregated to census blocks which can be aggregated by any chosen geographical unit through a matching file.

The land use aggregations have three levels of detail described by a three-digit code. The first digit indicates one of four major categories: (100) Residential, (200) Commercial, (300) Industrial and (400) Open Land. The second digit indicates one of 13 two-digit categories. For Residential and Commercial uses, the second digit establishes density which is measured by the actual floor area ratio (FAR) computed from RPAD data. For example, 210 is Low Density Office Use, 220 is High Density Office Use. In the Industrial category, the second distinguishes type of use.

The third digit indicates use from the Zoning Resolution Use Groups and the Building Code Occupancy Categories. Although comprehensive in scope, the RPAD file is used for tax collection purposes rather than land use planning. As a result, preliminary figures had errors in non-taxable property aggregations such as parks and airports which were corrected.

An RPAD file field check was done in eight waterfront and natural feature areas to determine whether the file would be useful for CZM waterfront analysis: Sheepshead Bay, College Point, Marble Hill, Woodlawn, City Island, the Brooklyn Navy Yard area, Fresh Creek Basin and 23rd Street near the East River.

Of the approximately 675 lots checked, 50 (7%) were in error. The errors are not significant for 208 and CZM because the process of collapsing detailed data into 13 categories erased the problem. More significant for CZM is the ambiguity of the vacant land category. The category includes a variety of open areas from manicured lawns to rubble heaps. Surface covering is not identified. Waterfront lots are sometimes not identified, nor are land lots which extend to the waterfront.

As a result of these shortcomings, supplemental waterfront data was obtained from agencies with authority in coastal areas such as the New York City Department of Ports and Terminals, the Army Corps of Engineers, the Port of New York and New Jersey Authority, and the New York City Parks Department. Professor Mitchell Moss of New York University was contacted. Through the federally-funded Sea Grant program, he produced a waterfront land use map based on New York City-owned properties administered by the Department of Ports and Terminals.

The bases used for classifying land by the above sources differed from one another and from the CZM/208 classification system. Newly-identified uses were put into CZM/208 categories and a new category was added to identify port facilities. The category includes all activities of marine transport such as cargo handling, marinas, commercial fishing, and passenger transport.

Problems in Accuracy

Aggregation by census block has accuracy deficiencies. Land use for each block is by predominant use. The size of the tax block is indicative of the degree of generalization. As the size of the block increases, accuracy decreases resulting in land use maps often too generalized to be a site specific analytical tool.

Attached are computer printouts of existing land uses in the New York City coastal zone. They are keyed to census and tax blocks. Maps with census and tax blocks at several scales are on file in the Department of City Planning. To use the land use information in conjunction with the U.S.G.S. chronoflex overlay system on which the natural and vital feature data are plotted, census tract boundaries were transferred to the U.S.G.S. overlay system. Because land use listings will be updated continually, they have not been coded or colored on the overlays until the management phase in the third program year.

CZM/208 LAND USE CLASSIFICATION CODE

	<u>Equivalent Zoning Resolution Use Group</u>	<u>RPAD Building Classification Code</u>
<u>100 Residential</u>		
<u>110 Low Density Residential</u>		
111 Low Density Housing	1,2	A. One-Family Dwellings B. Two-Family Dwellings C. Walk-Up Apartments D. Elevator Apartments H6. Apartment Hotels H7. Apartment Hotels - Cooperatively Owned K4. Stores, Apartments Above R. Condominiums
112 Low Density Institutional Housing	4	I1. Hospitals, Sanitariums, Mental Institutions I2. Infirmary I3. Dispensary I5. Health Center, Child Center, Clinic I9. Hospitals and Health, miscellaneous
113 Low Density Hospital Staff Facilities	2	I4. Hospitals and Health, Staff Facilities
114 Low Density Asylums, Homes, Convents, Dormitories	3	I6. Nursing Homes M4. Convents N. Asylums and Homes H8. Dormitories
115 Low Density Prisons and Jails	8	Y3. Prisons, jails, etc.
116 Low Density Hotels	5	H1. Hotels: Luxury Type - built prior to 1960 H2. Hotels: Luxury Type - built after 1960 H3. Hotels: Transient Occupancy - Midtown Manhattan area H9. Hotels: Miscellaneous
117 Low Density Motels, Diners	7	H4. Motels K5. Diners, Franchised type stand

120 Medium Density Residential

121 Medium Density Housing 1,2

- A. One-Family Dwellings
- B. Two-Family Dwellings
- C. Walk-Up Apartments
- D. Elevator Apartments
- H6. Apartment Hotels
- H7. Apartment Hotels - Cooperatively Owned
- K4. Stores, Apartments Above
- R. Condominiums

122 Medium Density Institutional Housing 4

- I1. Hospitals, Sanitariums, Mental Institutions
- I2. Infirmary
- I3. Dispensary
- I5. Health Center, Child Center, Clinic
- I9. Hospitals and Health: Miscellaneous

123 Medium Density Hospital Staff Facilities 2

- I4. Hospitals and Health: Staff Facilities

124 Medium Density Asylums, Homes, Convents, Dormitories 3

- I6. Nursing Homes
- M4. Convents
- N. Asylums and Homes
- H8. Dormitories

125 Medium Density Prisons and Jails 8

- Y3. Prisons, jails, etc.

126 Medium Density Hotels 5

- H1. Hotels: Luxury Type - built prior to 1960
- H2. Hotels: Luxury Type - built after 1960
- H3. Hotels: Transient Occupancy; Midtown Manhattan area
- H9. Hotels: Miscellaneous

127 Medium Density Motels and Diners 7

- H4. Motels
- K5. Diners, Franchised type stand

130 High Density Residential

131 High Density Housing 1,2

- A. One-Family Dwellings
- B. Two-Family Dwellings
- C. Walk-Up Apartments
- D. Elevator Apartments
- H6. Apartment Hotels
- H7. Apartment Hotels - Cooperatively Owned
- K4. Stores, Apartments Above
- R. Condominiums

132 High Density Institutional Housing			11. Hospitals, Sanitariums, Mental Institutions
			12. Infirmary
			13. Dispensary
			15. Health Center, Child Center, Clinic
			19. Hospitals and Health: Miscellaneous
133 High Density Hospital Staff Facilities	2		14. Hospitals and Health: Staff Facilities
134 High Density Asylums, Homes, Convents and Dormitories	3		16. Nursing Homes
			M4. Convents
			N. Asylums and Homes
			H8. Dormitories
135 High Density Prisons and Jails	8		Y3. Prisons, jails, etc.
136 High Density Hotels	5		H1. Hotels: Luxury Type - built prior to 1960
			H2. Hotels: Luxury Type - built after 1960
			H3. Hotels: Transient Occupancy - Midtown Manhattan area
			H9. Hotels: Miscellaneous
137 High Density Motels and Diners	7		H4. Motels
			K5. Diners, Franchised type stand
<u>140 Institutional</u>			
141 Religious, Community Centers, Clubs	4		M1. Churches, Synagogues, Chapels
			M2. Mission House (Non-Residential)
			M3. Parsonage, Rectory
			M9. Churches, Synagogues, etc.: Miscellaneous
			P2. Lodge Rooms
			P3. YWCA, YMCA, YWHA, YMHA (Non-residential)
			P4. PAL
			P5. Community Centers
			H5. Private Club, Luxury Type
			W7. Theological Seminaries
142 Educational	3		W1. Public Elementary, Junior and Senior High Schools
			W2. Parochial Schools, Yeshivas
			W3. Schools or Academies
			W4. Training Schools
			W5. City University
			W6. Other Colleges and Universities
			W8. Other Private Schools
			W9. Educational Structures: Miscellaneous

143 Cultural	3	P7. Museums P8. Libraries
144 Miscellaneous Indoor Recreation	6	P9. Places of Public Assembly (Indoor) and Cultural; Miscellaneous including Riding Academies and Stables
145 Theatres and Concert Halls	8, 13	J1. Art Type (Seating Capacity under 400 Seats) J2. Art Type (Seating Capacity over 400 Seats) J3. Motion Picture Theatre w/balcony J4. Legitimate Theatres (Theatre sole use of building) J5. Theatre as part of building of other use J7. Off-Broadway Type J9. Theatres: Miscellaneous P1. Concert Halls
<u>200 Commercial</u>		
<u>210 Low Density Stores and Offices</u>		
211 Low Density Stores	6	K1. One Story Store Building K2. Two Story or Store and Office K9. Store Buildings: Miscellaneous
212 Low Density Department Stores, Shopping Centers, TV Studios	10	J6. TV Studios K3. Department Stores, multi-story K6. Shopping Centers with parking facilities
213 Low Density Offices	6	O. Office Buildings Y1. Fire Department Y2. Police Department Y4. Military and Naval Z1. Court Houses Z3. Post Offices Z4. Foreign Governments Z5. United Nations
<u>220 High Density Stores and Offices</u>		
221 High Density Stores	6	K1. One Story Store Building K2. Two Story or Store and Office K9. Store Buildings: Miscellaneous
222 High Density Department Stores, Shopping Centers, TV Studios	10	J6. TV Studios K3. Department Stores, multi-story K6. Shopping Centers w/parking facilities

223 High Density Offices	6	O. Office Buildings Y1. Fire Department Y2. Police Department Y4. Military and Naval Z1. Court Houses Z3. Post Offices Z4. Foreign Governments Z5. United Nations
<u>230 Garages</u>		
231 Parking Garages	8 & 12	G1. Garage - Two or more stories G2. Garage - One story (semi-fireproof or fireproof) G9. Garages and Gasoline Stations: Miscellaneous
232 Automotive Service Facilities	16	G3. Garage and Gas Station Combined G4. Gas Station - with enclosed lubrication plant or workshop G5. Gas Station - without enclosed lubrication plant or workshop G8. Garage with Showroom
233 One and Two Car Garages	1, 2	G7. One or Two Car Garage
<u>300 Industrial</u>		
<u>310 Warehousing</u>		
311 Warehouses	16	E. Warehouses
312 Loft Buildings	16	L. Loft Buildings
<u>320 Manufacturing</u>	11, 16, 17, 18	F. Factory and Industrial Buildings
<u>330 Transportation, Utilities, and Communication</u>		
331 Transportation	-	T. Transportation Facilities U6. Railroads, private ownership U7. Transportation, public ownership Y7. Department of Marine and Aviation
332 Utility	-	U2. Electric Utilities U3. Gas Utilities Y6. Department of Sanitation Y8. Department of Public Works Y9. Department of Water, Gas and Electricity

333 Communication

400 Open Space

410 Outdoor Recreation

411 Parks and Other Outdoor
Recreation

4

412 Beaches

4

413 Stadiums, Racetracks,
Baseball Fields

12

414 Amusement Places, Bath-
houses, Boat Houses

15

420 Vehicular

421 Streets

-

422 Bridges, Tunnels, Highways

8

423 Parking Lots

8

430 Unimproved Land

431 Cemeteries

4

432 Land Under Water

-

433 Vacant Land

-

U4. Telephone Utilities

U5. Communications Facilities (other
than telephone)

Q1. Parks

Q2. Playgrounds

Q3. Outdoor Pools

Q5. Golf Courses

Q7. Tennis Courts

Q9. Outdoor Recreation Facilities:
Miscellaneous

Q4. Beaches

Q6. Stadiums, Race Tracks,
Baseball Fields

P6. Amusement Places, Bathhouses,
Boathouses

(from sources other than RPAD)

U1. Bridges, Tunnels, Highways

G6. Licensed Parking Lot

Z2. Public Parking Areas

Z8. Cemeteries

Z6. Land Under Water

V. Vacant Land

RPAD BUILDING CLASSIFICATION CODE LIST

	Equivalent Zoning Resolution Use Group	CZM/208 Land Use Classification
A. One-Family Dwellings:		
1. Two stories detached (small or moderate size, with or without attic)	1	111, 121, 131
2. One Story (Permanent living quarters)	1	111, 121, 131
3. Large Suburban Residence (Two-story--high class)	1	111, 121, 131
4. City Residence	1	111, 121, 131
5. Attached or semi-detached (Two-story brick)	2	111, 121, 131
6. Summer Cottages	1	111, 121, 131
7. Mansion Type or Town House	2	111, 121, 131
8. With Store	2	111, 121, 131
9. Miscellaneous (Old buildings, attached and semi-detached frame houses, etc.)	2	111, 121, 131
B. Two-Family Dwellings:		
1. Two Story Brick	2	111, 121, 131
2. Two Story Frame	2	111, 121, 131
3. Converted (From one family)	2	111, 121, 131
8. With Stores	2	111, 121, 131
9. Miscellaneous (City Type, Old, etc.)	2	111, 121, 131
C. Walk-Up Apartments:		
1. Semi-fireproof (Over 6 families, built after 1920)	2	111, 121, 131
2. Three to Six Families	2	111, 121, 131
3. New Law (Over Six Families, built between 1901 and 1920)	2	111, 121, 131
4. Old Law Tenements (with or without stores)	2	111, 121, 131
5. Converted Dwelling or Rooming House	2	111, 121, 131
6. Cooperatives (other than condominiums)	2	111, 121, 131
7. New Law with Stores (Built prior to 1921)	2	111, 121, 131
8. Semi-fireproof with Stores (built after 1920)	2	111, 121, 131
9. Miscellaneous	2	111, 121, 131
D. Elevator Apartments:		
1. Semi-fireproof (Without stores, built after 1920)	2	111, 121, 131
2. Semi-fireproof (Without stores, built prior to 1921)	2	111, 121, 131
3. Fireproof (Standard Construction without Stores)	2	111, 121, 131
4. Cooperatives (Other than condominiums)	2	111, 121, 131
6. Fireproof--With Stores	2	111, 121, 131
7. Semi-fireproof with Stores	2	111, 121, 131
8. Luxury Type	2	111, 121, 131
9. Miscellaneous	2	111, 121, 131

E. Warehouses:

1. Fireproof--One Story	16	311
2. Fireproof--Two Stories or Over	16	311
3. Semi-fireproof	16	311
4. Frame, metal	16	311
6. Governmental Warehouses	16	311
9. Miscellaneous	16	311

F. Factory and Industrial Buildings:

1. Heavy Manufacturing (Fireproof)	11, 16, 17, 18	320
2. Special Construction (Printing Plant, etc. fireproof)	11, 16, 17, 18	320
3. One Story--Fireproof	11, 16, 17, 18	320
4. Semi-Fireproof	11, 16, 17, 18	320
9. Miscellaneous	11, 16, 17, 18	320

G. Garages and Gasoline Stations:

1. Garage--Two or more stories	8, 12	231
2. Garage--One story (Semi-fireproof or fireproof)	8, 12	231
3. Garage and Gas Station Combined	16	232
4. Gas Station--With enclosed lubrication plant or workshop	16	232
5. Gas Station--Without Enclosed lubrication plant or workshop	16	232
6. Licensed Parking Lot	8, 12	423
7. One or Two Car Garage	1, 2	233
8. Garage with Showroom	16	232
9. Miscellaneous	8, 12, 16	231

H. Hotels:

1. Luxury Type--built prior to 1960	5	116, 126, 136
2. Luxury Type--built after 1960	5	116, 126, 136
3. Transient Occupancy--Midtown Man. area	5	116, 126, 136
4. Motels	7	117, 127, 136
5. Private Club, Luxury Type	4	141
6. Apartment Hotels	2	111, 121, 131
7. Apartment Hotels--Cooperatively Owned	2	111, 121, 131
8. Dormitories	3	114, 124, 134
9. Miscellaneous	5	116, 126, 136

I. Hospitals and Health:

1. Hospitals, Sanitariums, Mental Institutions	4	112, 122, 132
2. Infirmary	4	112, 122, 132

3. Dispensary	4	112, 122, 132
4. Staff Facilities	2	113, 123, 133
5. Health Center, Child Center, Clinic	4	112, 122, 132
6. Nursing Home	3	114, 124, 134
9. Miscellaneous	4	112, 122, 132
J. Theatres:		
1. Art Type (Seating Capacity Under 400 Seats)	8, 13	145
2. Art Type (Seating Capacity Over 400 Seats)	8, 13	145
3. Motion Picture Theatre with Balcony	8, 13	145
4. Legitimate Theatres (Theatre sole use of building)	8, 13	145
5. Theatre as Part of Building of other use	8, 13	145
6. T.V. Studios	10	212, 222
7. Off-Broadway Type	8, 13	145
9. Miscellaneous	8, 13	145
K. Store Buildings (Tax-Payers Included):		
1. One Story Store Building	6	211, 221
2. Two Story or Store and Office	6	211, 221
3. Department stores, multi-story	10	212, 222
4. Stores, Apartments above		111, 121, 132
5. Diners, Franchised type stand	7	117, 127, 137
6. Shopping Centers with parking facilities	10	212, 226
9. Miscellaneous	6	211, 221
L. Loft Buildings		
1. Over Eight Stories (Mid-Manhattan type with or without stores)	16	312
2. Fireproof--Loft and Storage type (without retail stores)	16	312
3. Semi-Fireproof	16	312
8. With Retail Stores (Other than Type 1)	16	312
9. Miscellaneous	16	312
M. Churches, Synagogues, etc.:		
1. Church, Synagogue, Chapel	4	141
2. Mission House (Non-Residential)	4	141
3. Parsonage, Rectory	4	141
4. Convents	3	114, 124, 134
9. Miscellaneous	4	141
N. Asylums and Homes:		
1. Asylums	3	144, 124, 134
2. Homes for Indigent Children, Aged, Homeless	3	144, 124, 134
3. Orphanages	3	144, 124, 134
4. Detention Houses for Wayward Girls	3	144, 124, 134
9. Miscellaneous	4	144, 124, 134

O. Office Buildings:

1. Fireproof--Up to Nine Stories	6	213, 223
2. Ten Stories and Over (Side Street Type)	6	213, 223
3. Ten Stories and Over (Main Avenue Type)	6	213, 223
4. Tower Type	6	213, 223
5. Semi-Fireproof	6	213, 223
6. Bank Building (Designed exclusively for Banking)	6	213, 223
7. Professional Buildings	6	213, 223
8. With Residential Apartments	6	213, 223
9. Miscellaneous	6	213, 223

P. Places of Public Assembly (Indoor) and Cultural:

1. Concert Halls	8, 13	145
2. Lodge Rooms	4	141
3. YWCA, YMCA, YWHA, YMHA (Non-Residential)	4	141
4. PAL	4	141
5. Community Center	4	141
6. Amusement Places, Bathhouses, Boat Houses	15	414
7. Museum	3	143
8. Library	3	143
9. Miscellaneous including Riding Academies and Stables	6	144

Q. Outdoor Recreation Facilities:

1. Parks	4	411
2. Playgrounds	4	411
3. Outdoor Pools	4	411
4. Beaches	13	412
5. Golf Courses	4	411
6. Stadium, Race Tracks, Baseball Fields	6, 12	413
7. Tennis Courts	4	411
9. Miscellaneous	4	411

R. Condominiums:

2 111, 121, 131

T. Transportation Facilities (Assessed in Ore):

1. Airports, Air Fields, Terminals	-	331
2. Piers, Docks, Bulkheads	-	331
9. Miscellaneous	-	331

U. Utility Bureau Properties:

1. Bridges, Tunnels, Highways	-	422
2. Electric Utilities	6	332
3. Gas Utilities	6	332
4. Telephone Utilities	6	333
5. Communications Facilities (other than telephone)	6	333

6. Railroads, private ownership	4	331
7. Transportation, public ownership	4	331
8. Revocable consents	-	-
9. Miscellaneous (including private improvements on city land and in public places)	-	-
V. Vacant Land:		
1. Privately owned	-	433
2. Police Department	-	433
3. Hospital	-	433
4. Fire Department	-	433
5. School Site or Yard	-	433
6. Library or Museums	-	433
7. Port of New York Authority	-	433
8. State & U.S.	-	433
9. Miscellaneous (Department of Real Estate and other Public places)	-	433
W. Educational Structures:		
1. Public Elementary Junior and Senior High Schools	3	142
2. Parochial Schools, Yeshivas	3	142
3. Schools or Academies	3	142
4. Training Schools	3	142
5. City University	3	142
6. Other Colleges and Universities	3	142
7. Theological Seminaries	4	141
8. Other Private Schools	3	142
9. Miscellaneous	3	142
Y. Selected Government Installations (Excluding Office Buildings, Training Schools, Academic, Garages, Warehouses, Piers, Air Fields, Vacant Land, Vacant Site, and Land Under Water and Easements)		
1. Fire Department	6	213, 223
2. Police Department	6	213, 223
3. Prisons, jails, etc.	8	115, 125, 135
4. Military and Naval	-	213, 223
5. Department of Real Estate	-	-
6. Department of Sanitation	-	332
7. Department of Marine & Aviation	-	331
8. Department of Public Works	-	332
9. Department of Water, Gas & Electricity	-	332

Z. Miscellaneous

1. Court House	6	213, 223
2. Public Parking Areas	8, 12	423
3. Post Office	6	213, 223
4. Foreign Governments	6	213, 223
5. United Nations	6	432
6. Land under Water	-	-
7. Easements	4	431
8. Cemeteries	-	-
9. Other	-	-

X. Fully Exempt Properties:

1. City of New York	-	-
2. State Owned	-	-
3. Federally Owned	-	-
4. Public Authorities	-	-
5. Churches, Synagogues, Monasteries, Convents, Parish Houses, including Parochial Schools, Theological Seminaries and Cemeteries	-	-
6. Charitable Institutions, Fire Associations, Nurseries, Settlements, and Lodging Houses and Salvation Army properties, and Religious (other than X5)	-	-
7. Colleges, Schools, Academics and Training Schools, Hospitals, Asylums and Homes	-	-
8. Private Housing	-	-
9. Foreign Governments and UN Headquarters	-	-
0. Private Railroads	-	-

[illegible]