



Building Technology III

New York City College of Technology

Day 02

Zoning Analysis Steps

285 Jay Street

Professor Paul C. King, RA, AIA, ARA
Pking@CityTech.Cuny.Edu
Prof.Paul.King@Gmail.com

<http://professorpaulking.wordpress.com/>

<http://students.autodesk.com/>

Zoning Analysis

Zoning Sheets
▪ Assignment

OasisNYC.Net

Zoning Map

Digital Tax Map

Draw Siteplan

Zoning Text

Step by Step

- Sample 1
- Sample 2

Wrap up

Assignment : Zoning Sheet



NEW YORK CITY
COLLEGE OF TECHNOLOGY

THE CITY UNIVERSITY OF NEW YORK

DEPARTMENT OF ARCHITECTURAL TECHNOLOGY

ARCH 2330 BUILDING TECHNOLOGY III

Assignment Name: Site Plan & Zoning Diagram

Computer Program(s): AutoCAD, Revit, Web Browser and Blackboard

Student Learning Objectives:

Upon successful completion of this assignment, the student will:

1. Develop an understanding of NYC zoning codes and be able to interpret for a specific location.
2. Construct scaled site plan showing block and lot site and format on Titleblock.
3. Construct scaled Isometric drawing showing zoning

Student Skills Learning Objectives: (AutoCAD)

Upon successful completion of this assignment, the student will:

1. Be able to draw an isometric line drawing using isometric grids
2. Be able to draw an isometric 3d model
3. Be able to add annotation and dimensions
4. Understand the use of Paperspace/Modelspace and External References
5. Under the use of layers, lineweights and linetypes
6. Understand the use of variables including LTscale & PSLIScale

Assessment:

To evaluate the student's achievement of the learning objectives, the professor will do the following:

1. Evaluate the student's site plan and zoning diagrams drawings.
2. Evaluate the student's use of annotation including drawing titles, notes and dimensions.
3. Evaluate the student's understanding and correct interpretation of relevant zoning regulations.
4. Drawing will be evaluated on its own and as part of the AutoCAD drawing set submission.

Project Description:

Students will develop a zoning study for the project site incorporating factors including but not limited to OSR, FAR, Setbacks, Sky Exposure Plane, Street wall requirements, available bonuses, use/type, etc. Students will be required to read and identify NYC Zoning code and determine what is relevant to the project and will produce an accurate zoning sheet for their drawing set.

Process:

1. Locate Site using Oasisnyc.net
2. Locate all relevant zoning related resources at NYC.gov. Site all sources (ie. ZR 33-12.3)
3. Complete all necessary calculations.
4. Produce Zoning sheet including site plan (1:20 or 1:30), Isometric Zoning Diagrams, sections and notes
5. Keep all relevant sections of the zoning code in your teams' project binder.
6. Post completed sheet as a pdf and as a drawing file by the assigned deadline & add description.

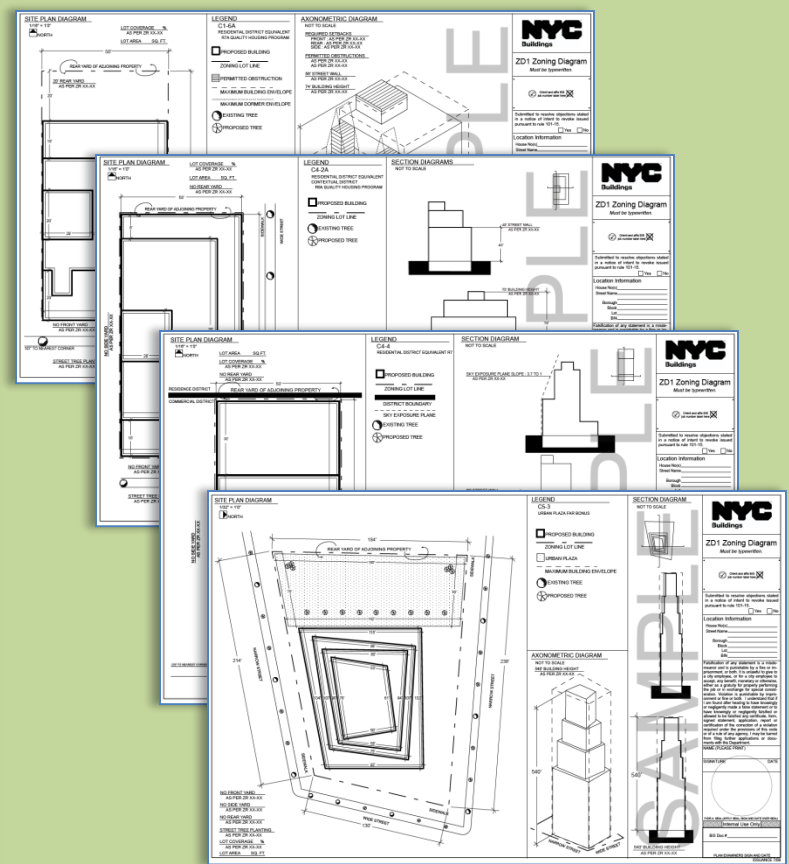
References:

1. NYC Zoning <http://www.nyc.gov/html/dcp/html/subcats/zoning.shtml>
2. Zoning Diagram Guide http://www.nyc.gov/html/dob/downloads/pdf/zd1_guide.pdf
3. Oasis NYC Maps <http://oasisnyc.net/map.aspx>



References:

1. NYC Zoning <http://www.nyc.gov/html/dcp/html/subcats/zoning.shtml>
2. Zoning Diagram Guide http://www.nyc.gov/html/dob/downloads/pdf/zd1_guide.pdf
3. Oasis NYC Maps <http://oasisnyc.net/map.aspx>



Zoning Analysis

Zoning Sheets

- Assignment

OasisNYC.Net

Zoning Map

Digital Tax Map

Draw Siteplan

Zoning Text

Step by Step

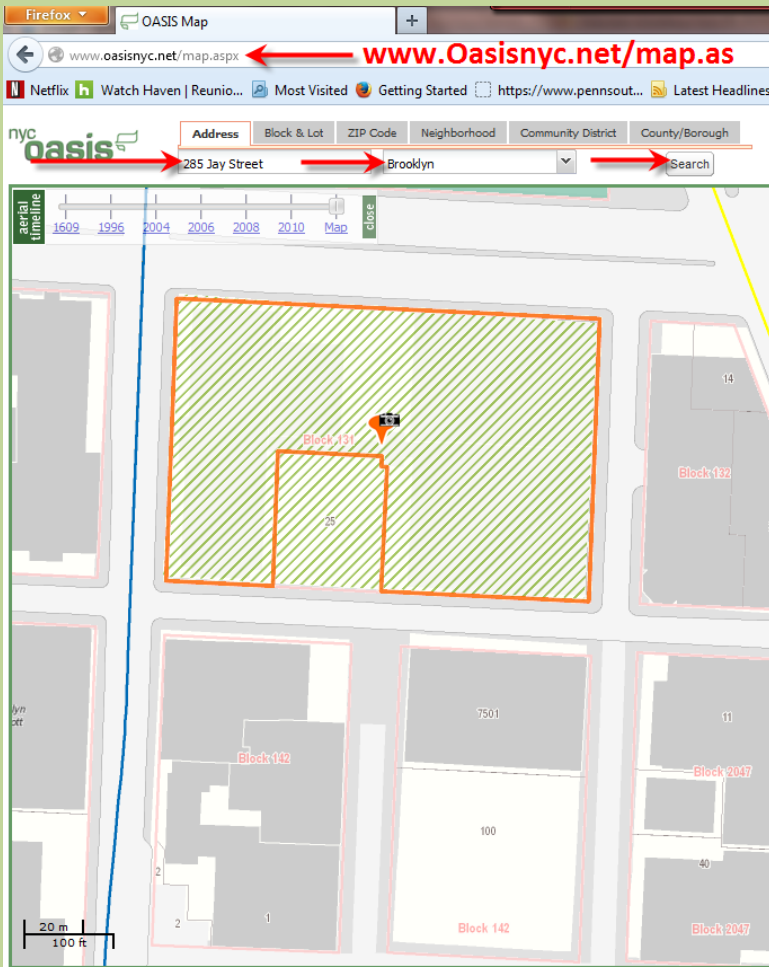
- Sample 1
- Sample 2

Wrap up

Oasisnyc.net/map.aspx

References:

1. NYC Zoning <http://www.nyc.gov/html/dcp/html/subcats/zoning.shtml>
2. Zoning Diagram Guide http://www.nyc.gov/html/dob/downloads/pdf/zd1_guide.pdf
3. Oasis NYC Maps <http://oasisnyc.net/map.aspx>



Legend Location Report (11) Site Search Community Data

Property Information (1)

285 JAY STREET, BROOKLYN 11201
Alternate address from NYC Dept of City Planning:
285 JAY STREET

Public Facility / Institution
Owner: DORMITORY AUTHORITY OF
Block: 131 Lot: 1

Property Characteristics:
Lot Area: 139,810 sq ft (490.42' x 325.25')
of Buildings: 2 Year built: 1908
of floors: 4 Building Area: 214,856 sq ft
Total Units: 3 Residential Units: 0
Primary zoning: C6-4 Commercial Overlay:
None
Floor Area Ratio: 1.54 Max. FAR: 10

For more information on zoning characteristics, Contact [City Planning Dept.](#) for latest information.

MORE INFO:

- Zoning Map#: [12d](#) (← [View NYC zoning maps](#))
- Historical Zoning Maps: [12d](#)
- NYC Dept. of Buildings
- Property transaction records
- NYC Dept. of Finance Assessment Roll
- NYC Digital Tax Map (← [View NYC zoning guide](#))
- NYC Watershed Resources

OASIS shortcut to this property:
<http://www.oasisnyc.net/map.aspx?zoomto=lot:3001310001>

Source: The Bytes of the Big Apple (TM) PLUTO (TM) and Tax Block & Tax Lot files are copyrighted by the New York City Department of City Planning, 2010 (ver. 10v1).

NYC Department of City Planning Census Factfinder
Find all census tracts within 0.25 mile(s) [Go](#)

YAHOO! Local search results for this address:
Know of something that's missing? [Add it to YAHOO!](#)

Stewards (3)

- [Brooklyn Child & Family Services](#)
Feedback? [Email Us](#)
- [Brooklyn Queens Land Trust](#)
Feedback? [Email Us](#)
- [Westinghouse HS/Marvin's Garden](#)
Feedback? [Email Us](#)

[Stewards with large turfs \(not mapped\)](#)

- Block 131
- Lot 1
- Lot Area (490.42x325.25)
- 139,810sq ft
- Zone C6-4
- Commercial overlay
- FAR 1.54
- Max FAR 10
- Map 12D

Zoning Analysis

- Zoning Sheets
- Assignment

OasisNYC.Net

Zoning Map

Digital Tax Map

Draw Siteplan

Zoning Text

Step by Step

- Sample 1
- Sample 2

Wrap up

Digital Tax map

Firefox

OASIS Map

Digital Tax Map - New York

gis.nyc.gov/taxmap/map.htm?searchType=FeatureSearch&featureTypeNames=TAX_LOT

Netflix Watch Haven | Reunio... Most Visited Getting Started https://www.p

NYC

DOF - Digital Tax Map

Search for a Location

Searched Locations

Show Additional Data on Map

Legend

Borough Boundary

Tax Block Boundary

Tax Block Number

Tax Lot Boundary

50

Tax Lot Number

-50-

Condo FKA Tax Lot Number

50.5

Tax Lot Dimension

+5.5

Approximate Tax Lot Dimension

C50

Condo Flag/Condo Number

A50

Air Right Flag/Lot Number

S50

Subterranean Right Flag/Lot Number

R

REUC Flag

Under Water Tax Lot Boundary

Other Boundary

1

Possession Hook

Misc

Miscellaneous Text

100 - 1000

Condo Units Range Label

Small Tax Lot Dimension

Building Footprint

Surface Water

Overview Map

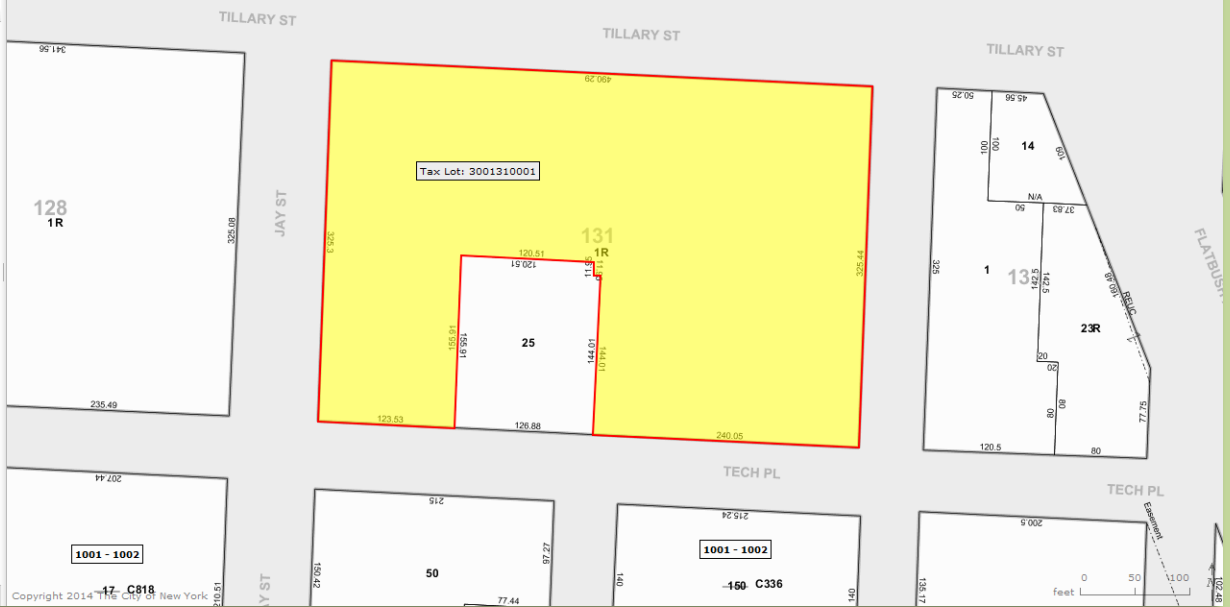
Copyright 2014 The City of New York

Site Dimensions

View Site Block and Lot Information & Site Property Dimensions

The Site Dimensions are: (running clockwise)
325.3' 490.29' 325.44' 240.05' 144.01' 6.37' 11.95' 120.51' 155.91' 123.53'

We will assume that opposite property lines are parallel to each other



Zoning Analysis

Zoning Sheets

- Assignment

OasisNYC.Net

Zoning Map

Digital Tax Map

Draw Siteplan

Zoning Text

Step by Step

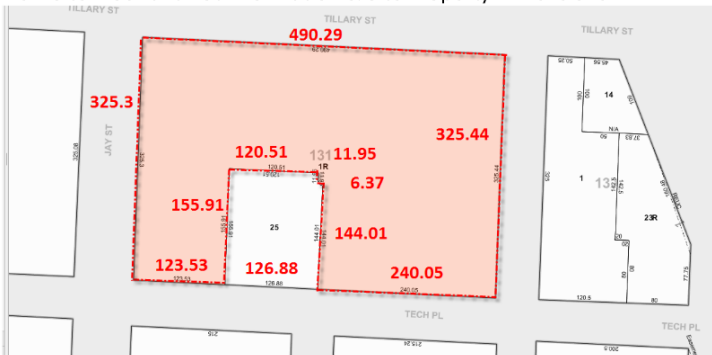
- Sample 1
- Sample 2

Wrap up

Draw Siteplan

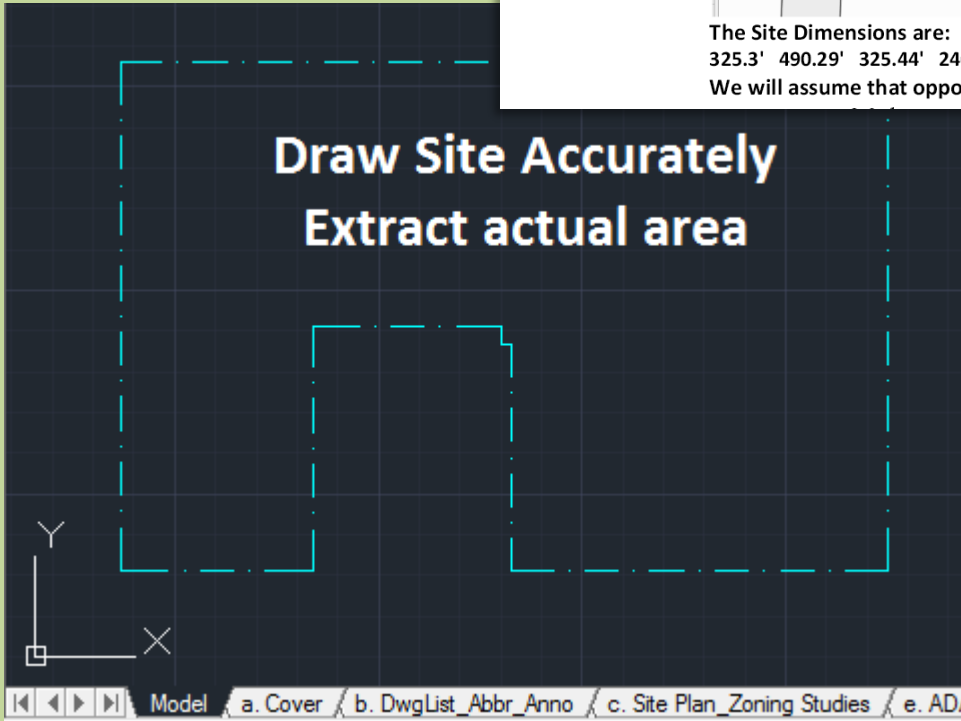
Site Dimensions

View Site Block and Lot Information & Site Property Dimensions



The Site Dimensions are: (running clockwise)
325.3' 490.29' 325.44' 240.05' 144.01' 6.37' 11.95' 120.51' 155.91' 123.53'

We will assume that opposite property lines are parallel to each other



Draw Site Accurately
Extract actual area

Model a. Cover b. DwgList_Abbr_Anno c. Site Plan_Zoning Studies e. AD

- Draw the site accurately
- Extract the actual area
- Completed site plan should include:
 - North Arrow
 - Property Lines
 - Dimensions
 - Street Names & Widths
 - Existing buildings

Zoning Analysis

Zoning Sheets

- Assignment

OasisNYC.Net

Zoning Map

Digital Tax Map

Draw Siteplan

Zoning Text

Step by Step

- Sample 1
- Sample 2

Wrap up

www.NYC.gov

Zoning Text : Read & Research

www.NYC.gov/html/dcp/subcats/zoning.shtml

NYC PLANNING
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

City Planning:

- Home
- About Us
- Zoning**
- Applicant Portal
- Land Use Process
- Projects/Proposals
- Reference
- Products
- News

Take me to...

- Commission Meetings
- Commission Reports
- Census FactFinder
- LUCATS - Land Use Application Tracking
- ZoLa - Zoning and Land Use Application
- Community Data Portal
- Waterfront Access Map
- Zoning Map Finder
- Map & Bookstore
- Job Opportunities
- Press Releases
- DCP Site Map
- Contact DCP
- Community Data Portal

Zoning

ZoLa - Zoning and Land Use Application

With the Department of City Land Use (ZoLa) application for a property, discover neighborhood and learn what initiatives apply across NYC.

Zoning Text

The zoning text consists through VII contain the every residential, commercial district. Articles VIII the regulations for the special

Zoning Maps

The 126 New York City locations and boundaries of purpose districts and commercial. The zoning maps can be a list or picked out visually

Zoning Districts

Zoning Districts summarizes the regulations for each district, including illustrations of typical building forms. Special purpose districts, tailored to distinctive qualities in certain neighborhoods, are also presented. Full requirements for all zoning districts are found in the Zoning Resolution.

Zoning Tools

Zoning Tools summarizes specific land use initiatives that address particular policy goals. They range from zoning incentives, such as the [Inclusionary Housing Program](#) and the [FRESH Food Program](#), to urban design and open space standards for public plazas, streetscapes and waterfront access areas.

Zoning Tools

Zoning Tools summarizes specific land use initiatives that address particular policy goals. They range from zoning incentives, such as the [Inclusionary Housing Program](#) and the [FRESH Food Program](#), to urban design and open space standards for public plazas, streetscapes and waterfront access areas.

About Zoning

Zoning shapes the city. Zoning determines the size and use of buildings, where they are located and, in large measure, the densities of the city's diverse neighborhoods. Along with the city's power to budget, tax, and condemn property, zoning is a key tool for carrying out planning policy. New York City has been a pioneer in the field of zoning policy since it enacted the nation's first comprehensive Zoning Resolution in 1916.

Zoning Glossary

Definitions and illustrations of zoning terms.

Zoning the City

Addressing New York City's 21st Century Challenges.

Content

- [ZoLa - Zoning and Land Use Application](#)
- [Zoning Text](#)
 - Access the Text
 - About the Text
 - Amendment Index
 - Zoning Text Corrections
- [Zoning Maps](#)
 - Access the Maps
 - About the Maps
 - Update Log
- [Zoning Districts](#)
 - Introduction to Zoning Districts
 - Residential Districts
 - Commercial Districts
 - Manufacturing Districts
 - Special Purpose Districts
- [Zoning Tools](#)
 - Overview
 - Large-Scale Development
 - Streetscape Improvements
 - Waterfront Zoning
 - Privately Owned Public Space
 - FRESH Food Stores
 - Lower Density Growth Management Areas
 - Inclusionary Housing Program
- [About Zoning](#)
 - Background
 - The Zoning Process
 - Zoning Today
- [Zoning Glossary](#)
- [Zoning the City](#)

Zoning Analysis

Zoning Sheets

▪ Assignment

OasisNYC.Net

Zoning Map

Digital Tax Map

Draw Siteplan

Zoning Text

Step by Step

▪ Sample 1

▪ Sample 2

Wrap up

Step by Step

- *Identify Block & Lot*
- *Determine Zoning Map*
- *Determine Size Dimension*
- *Calculate Lot Area*
- *Determine FAR*
- *Calculate Total Allowable Sq Ft*
- *Identify existing buildings & calculate their area*
- *Subtract existing building to remain from total allowable to determine the total available square footage for new building*
- *Identify other site factors including setbacks etc that will*

affect distribution of massing on the building site

- Consider the following:
 - Zoning District
 - Use Group
 - Narrow/wide streets
 - Side, Front and Rear Yard requirements
 - Street Wall & Sky Exposure plane requirements
- Zoning Sheet (Z-101)
- Environs Map, Zoning Map, Site Plan, Isometric Massing, Sections, Dimensions, Scale, Calculations, legend
- Zoning Text Sheet (Z-102)

Sample 1

- **Add Calculations, All Relevant Zoning Text**

Zoning Sheets

- **Assignment**

OasisNYC.Net

Zoning Map

Digital Tax Map

Draw Siteplan

Zoning Text

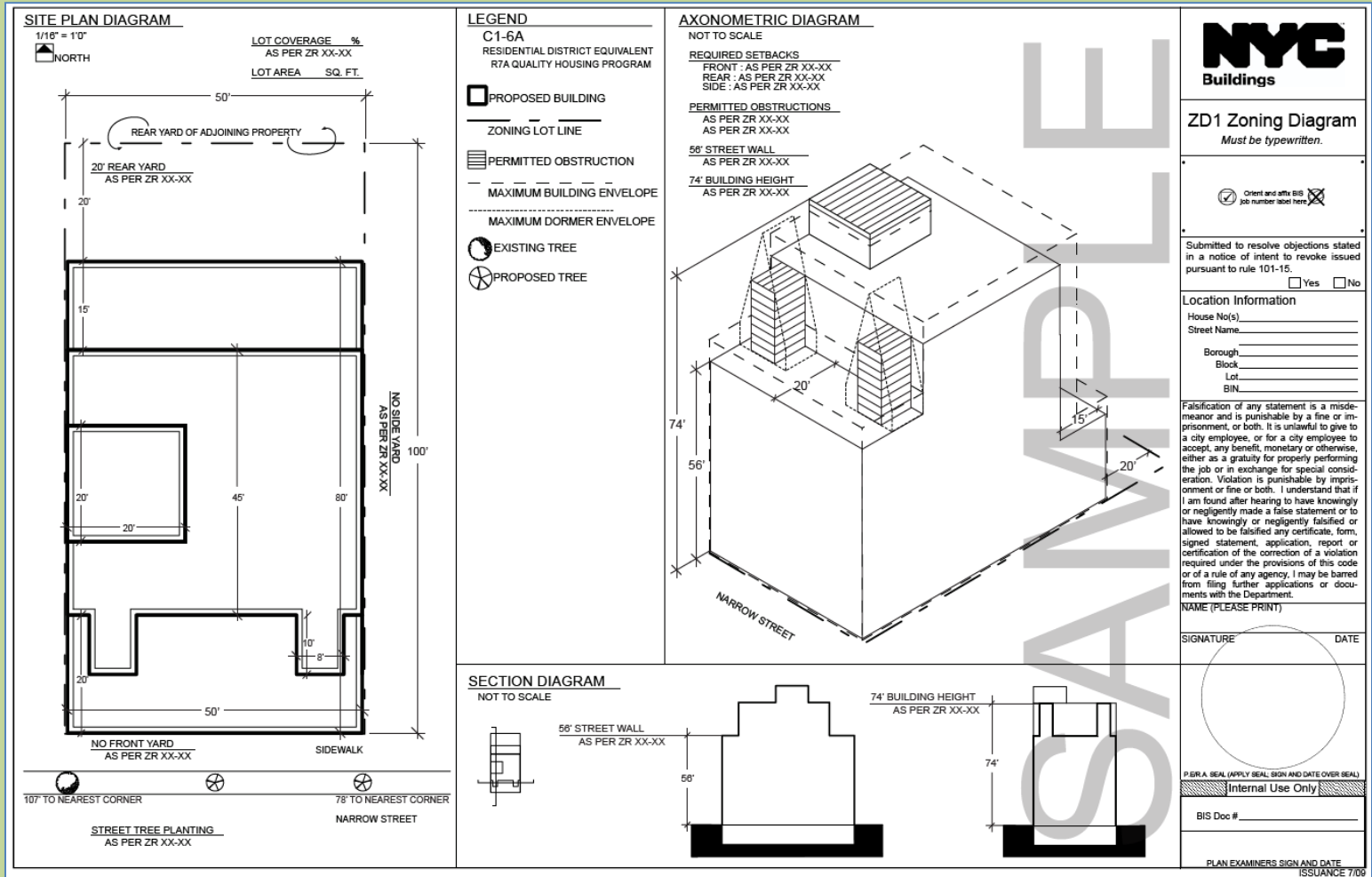
Step by Step

- **Sample 1**
- **Sample 2**

Wrap up

BTECH 3

**New York City College
of Technology**



Sample 2

- **Add Calculations, All Relevant Zoning Text**

Zoning Sheets

- **Assignment**

OasisNYC.Net

Zoning Map

Digital Tax Map

Draw Siteplan

Zoning Text

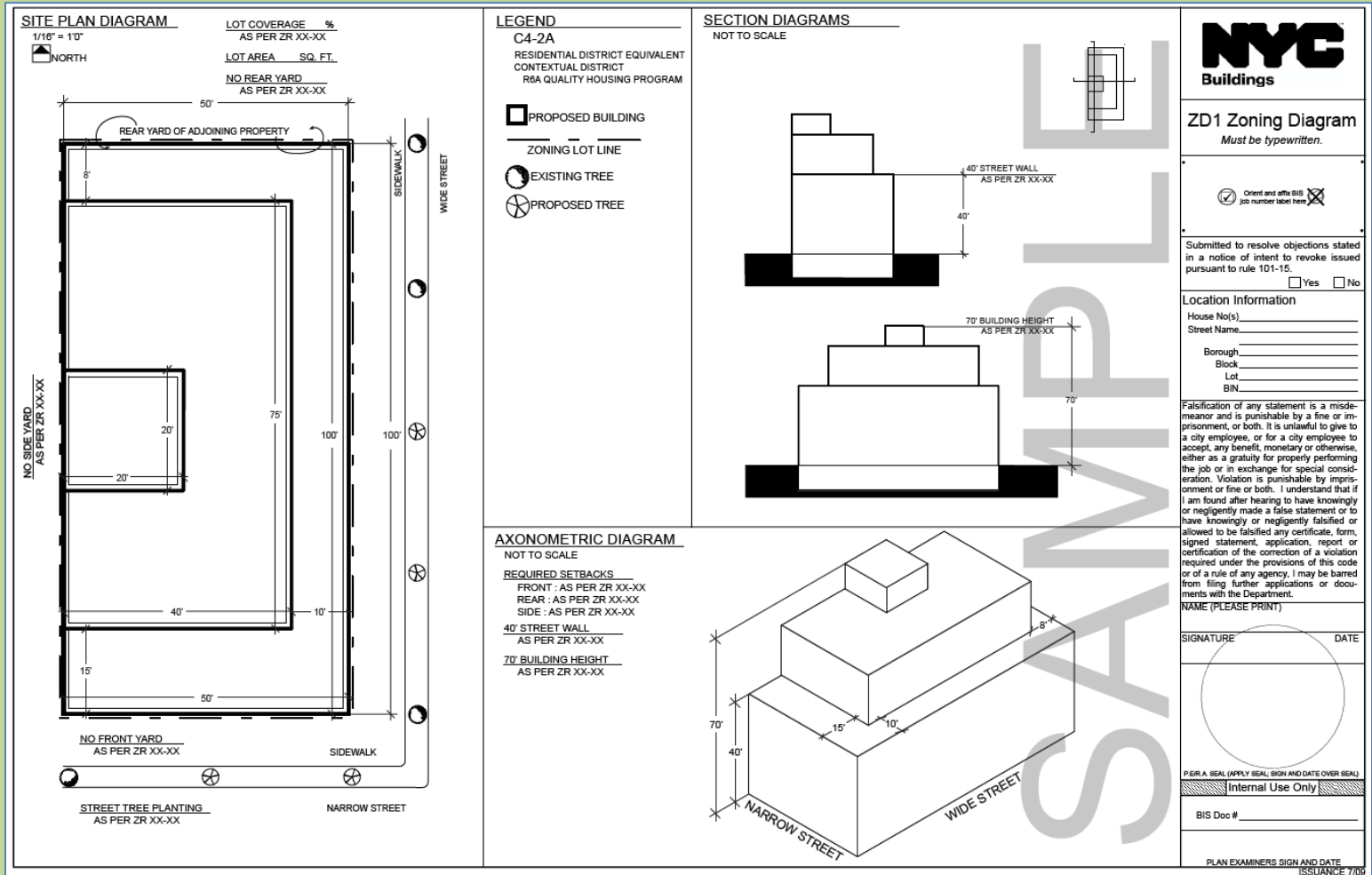
Step by Step

- **Sample 1**
- **Sample 2**

Wrap up

BTECH 3

**New York City College
of Technology**



Zoning Analysis

Zoning Sheets
▪ Assignment

OasisNYC.Net

Zoning Map

Digital Tax Map

Draw Siteplan

Zoning Text

Step by Step

▪ Sample 1
▪ Sample 2

Wrap up

Wrap Up

- *Research the site*
- *Review Step by Step*
- *Review Zoning Terms*
- *Assignment: Zoning Analysis*
 - *Read NYC Zoning Text*
 - *Complete Zoning Sheet – Drawings and diagrams*
 - *Complete Zoning Text Sheet – excerpts of all relevant zoning code. (do not include a glossary of terms)*