



New York City College of Technology

Zoning Analysis Steps
285 Jay Street

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

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

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 & PSLtScale

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:

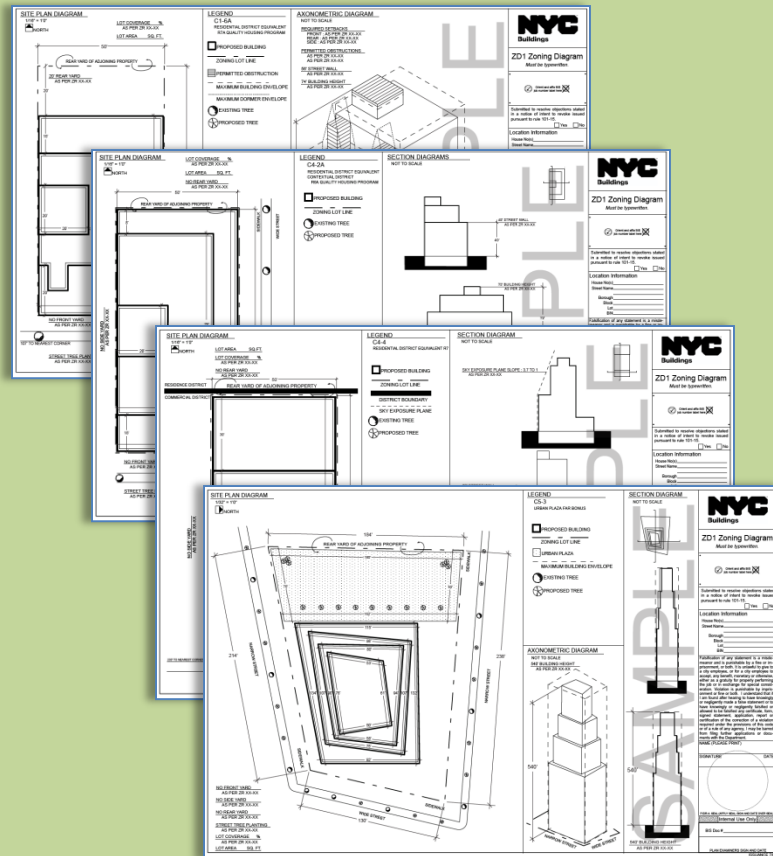
1. NYC Zoning <http://www.nyc.gov/html/dcp/html/subcats/zoning.shtml>
2. Zoning Diagram Guide http://www.nyc.gov/html/dob/downloads/pdf/zd1_guide.pdf
3. Oasis NYC Maps <http://oasisnyc.net/map.aspx>

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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>



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

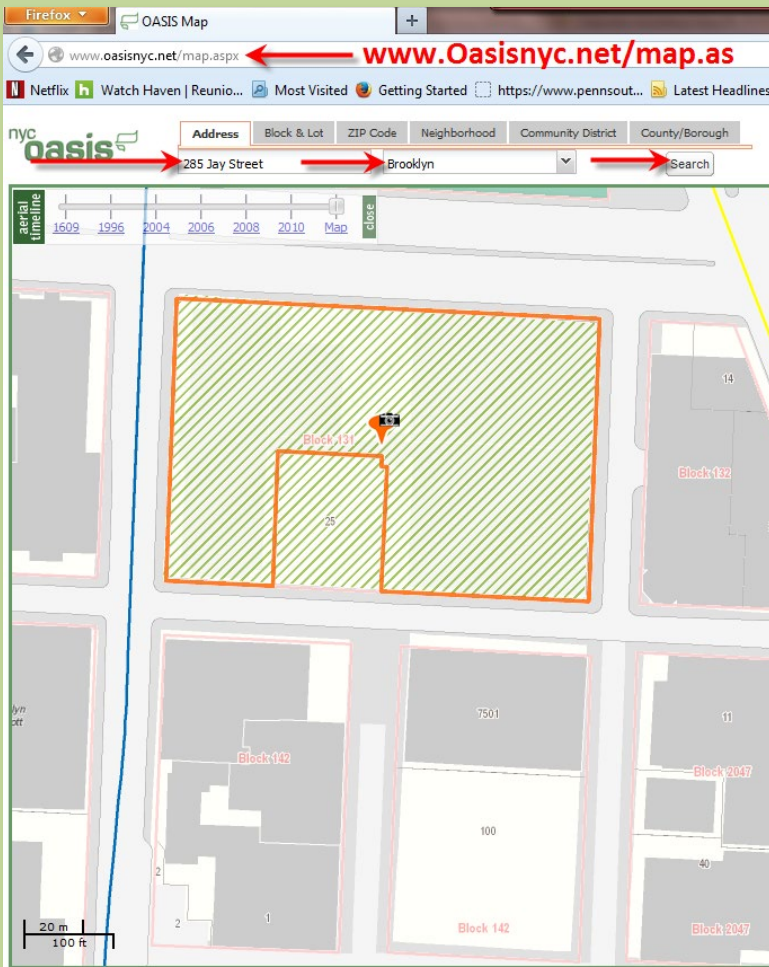
Draw Siteplan

Zoning Text

Step by Step

- Sample 1
- Sample 2

Wrap up



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

Map may differ from street maps in terms of parcel 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 (←)
- 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

Digital Tax map

Zoning Analysis

- Zoning Sheets
- Assignment

OasisNYC.Net

Zoning Map

Digital Tax Map

Draw Siteplan

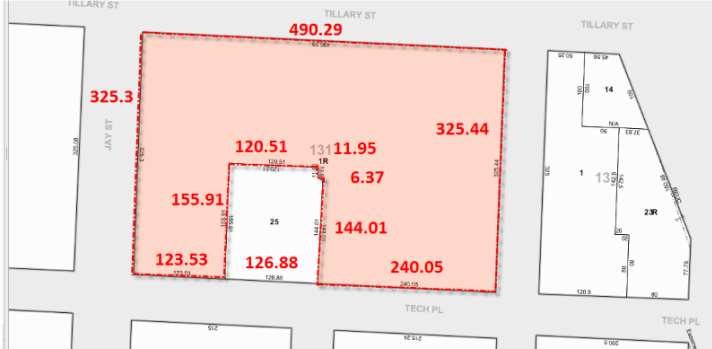
Zoning Text

Step by Step

- Sample 1
- Sample 2

Wrap up

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

Firefox OASIS Map Digital Tax Map - New York

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

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

DOF - Digital Tax Map

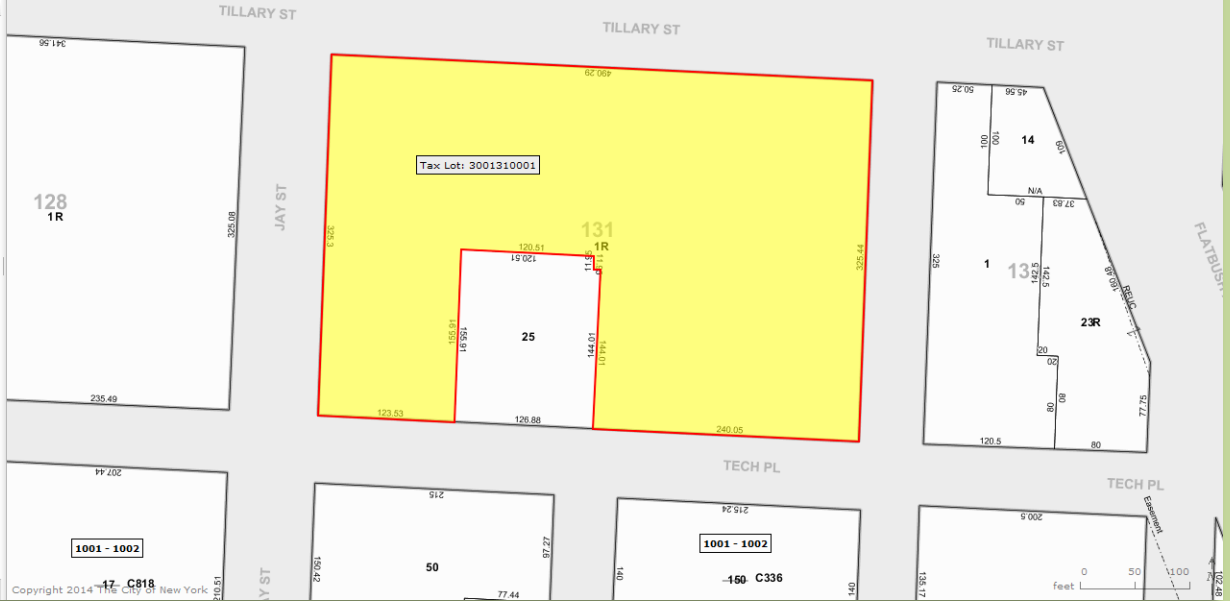
Search for a Location
Searched Locations
Show Additional Data on Map

Legend

- Borough Boundary
- Tax Block Boundary
- 50 Tax Block Number
- Tax Lot Boundary
- 50 Tax Lot Number
- 50- Condo FKA Tax Lot Number
- 50.5 Tax Lot Dimension
- 45.5 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
- 100-130 Condo Units Range Label
- o Small Tax Lot Dimension
- Building Footprint
- Surface Water

Overview Map

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Zoning Analysis

Zoning Sheets

▪ Assignment

OasisNYC.Net

Zoning Map

Digital Tax Map

Draw Siteplan

Zoning Text

Step by Step

▪ Sample 1

▪ Sample 2

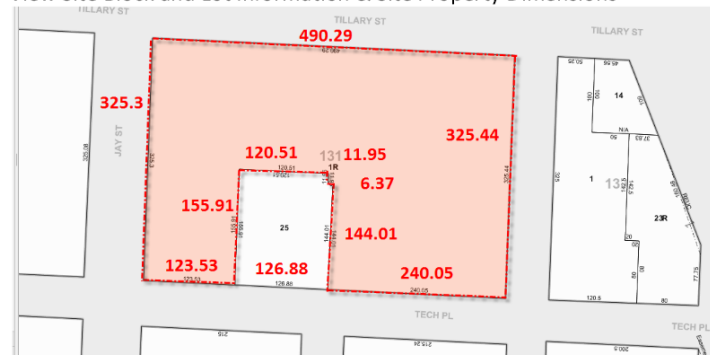
Wrap up

BTECH 3

Draw Siteplan

Site Dimensions

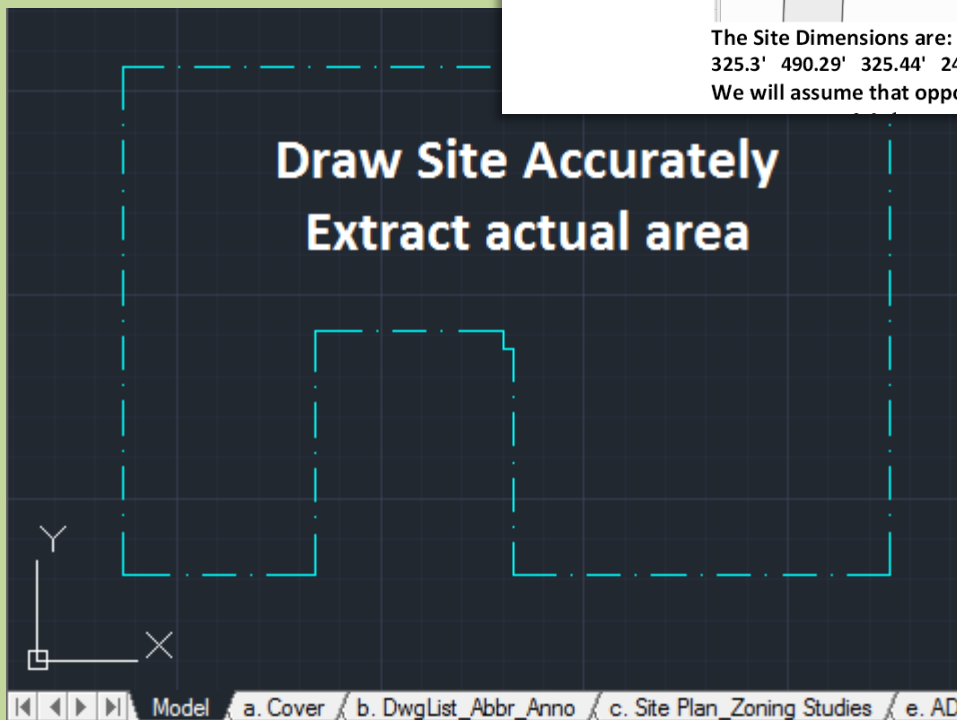
View Site Block and Lot Information & Site Property Dimensions



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 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

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)

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

Sample 1

• Add Calculations, All Relevant Zoning Text

<p>SITE PLAN DIAGRAM 1/16" = 1'0"</p> <p>LOT COVERAGE % AS PER ZR XX-XX</p> <p>LOT AREA SQ. FT.</p> <p>20' REAR YARD AS PER ZR XX-XX</p> <p>NO FRONT YARD AS PER ZR XX-XX</p> <p>NO SIDE YARD AS PER ZR XX-XX</p> <p>107' TO NEAREST CORNER</p> <p>78' TO NEAREST CORNER</p> <p>STREET TREE PLANTING AS PER ZR XX-XX</p>	<p>LEGEND</p> <p>C1-6A RESIDENTIAL DISTRICT EQUIVALENT R7A QUALITY HOUSING PROGRAM</p> <p>PROPOSED BUILDING</p> <p>ZONING LOT LINE</p> <p>PERMITTED OBSTRUCTION</p> <p>MAXIMUM BUILDING ENVELOPE</p> <p>MAXIMUM DORMER ENVELOPE</p> <p>EXISTING TREE</p> <p>PROPOSED TREE</p>	<p>AXONOMETRIC DIAGRAM NOT TO SCALE</p> <p>REQUIRED SETBACKS FRONT : AS PER ZR XX-XX REAR : AS PER ZR XX-XX SIDE : AS PER ZR XX-XX</p> <p>PERMITTED OBSTRUCTIONS AS PER ZR XX-XX AS PER ZR XX-XX</p> <p>56' STREET WALL AS PER ZR XX-XX</p> <p>74' BUILDING HEIGHT AS PER ZR XX-XX</p> <p>NARROW STREET</p>	<p>NYC Buildings</p> <p>ZD1 Zoning Diagram <i>Must be typewritten.</i></p> <p>Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.</p> <p>Location Information House No(s) _____ Street Name _____ Borough _____ Block _____ Lot _____ BIN _____</p> <p>Signature _____ Date _____</p> <p>PLAN EXAMINERS SIGN AND DATE ISSUANCE 7/00</p>
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Sample 2

• Add Calculations, All Relevant Zoning Text

Zoning Analysis

Zoning Sheets
• Assignment

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Zoning Map

Digital Tax Map

Draw Siteplan

Zoning Text

Step by Step

- Sample 1
- Sample 2

Wrap up

<p>SITE PLAN DIAGRAM 1/16" = 10'</p> <p>LOT COVERAGE % AS PER ZR XX-XX</p> <p>LOT AREA SQ. FT.</p> <p>NO REAR YARD AS PER ZR XX-XX</p> <p>NO FRONT YARD AS PER ZR XX-XX</p> <p>NO SIDE YARD AS PER ZR XX-XX</p> <p>REAR YARD OF ADJOINING PROPERTY</p> <p>STREET TREE PLANTING AS PER ZR XX-XX</p>	<p>LEGEND C4-2A RESIDENTIAL DISTRICT EQUIVALENT CONTEXTUAL DISTRICT R6A QUALITY HOUSING PROGRAM</p> <p>PROPOSED BUILDING</p> <p>ZONING LOT LINE</p> <p>EXISTING TREE</p> <p>PROPOSED TREE</p>	<p>SECTION DIAGRAMS NOT TO SCALE</p>	<p>NYC Buildings</p> <p>ZD1 Zoning Diagram Must be typewritten.</p> <p>Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15. <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Location Information House No(s) _____ Street Name _____ Borough _____ Block _____ Lot _____ BIN _____</p> <p>Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.</p> <p>NAME (PLEASE PRINT) _____</p> <p>SIGNATURE _____ DATE _____</p> <p>PER A SEAL (APPLY SEAL, SIGN AND DATE OVER SEAL) Internal Use Only</p> <p>BIS Doc # _____</p> <p>PLAN EXAMINERS SIGN AND DATE _____ ISSUANCE 7/09</p>
<p>AXONOMETRIC DIAGRAM NOT TO SCALE</p> <p>REQUIRED SETBACKS FRONT : AS PER ZR XX-XX REAR : AS PER ZR XX-XX SIDE : AS PER ZR XX-XX</p> <p>40' STREET WALL AS PER ZR XX-XX</p> <p>70' BUILDING HEIGHT AS PER ZR XX-XX</p>			

Zoning Analysis

Zoning Sheets

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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)*