

Zoning Map Amendment Standards: Land Use, Conformance and Compliance Table Standards

Version: 1.4

Purpose

The Land Use, Conformance, and Compliance Table is an application component related to Zoning Map Amendments. This table helps DCP and other relevant stakeholders understand the existing character of a neighborhood, and how the proposed land use action would affect that neighborhood. The chart depicts the existing and proposed land uses, conformance and compliance to associated regulations. These guidelines serve as a basic minimum standard for the table, when it is required.

When to Use

The Land Uses, Conformance and Compliance Table standard applies to all applications for Zoning Map Amendments (ZM) that involve a Project Area of more than 10 tax lots filed with the Department of City Planning. DCP will confirm application requirements with the applicant and applicant's representatives at the Interdivisional Meeting.

Overview

The Land Use, Conformance and Compliance table is a depiction of existing conditions versus proposed conditions for a particular projects and its' surrounding neighborhood. When filing a Zoning Map Amendment (ZM) application, the applicant must prepare a table depicting land use, conformance and compliance. It will show existing and proposed land uses within the project area; compare the existing use requirements before and after the proposed action; and compare existing and proposed bulk regulations. There may also be specific site conditions that need further description, which the DCP team will provide guidance on at the Interdivisional Meeting. Be cognizant that these drawings will be viewed by both technical experts and the general public, so clarity and accuracy in proportion and scale are important.

Recommended Data Sources

- Map PLUTO
- NYC City Map
- ZoLa

Site Visits are typically necessary for applicants to ensure that publicly available data is accurate. Applicants are responsible for providing accurate information to the Department. All data provided through DCP and NYC sources should be verified for accuracy.

Table Standard Details

| Number | Content Requirements |
|--------|--|
| | The table header shall list: <ul style="list-style-type: none"> • The Project Name, ULURP Number and Requested Action in to the top left corner • "Land use, Conformance and Compliance Table" in the top middle section |

| Number | Content Requirements |
|----------------------|---|
| | <ul style="list-style-type: none"> The Primary Firm Name, Date Created, and Revision Date (if applicable) in the top right corner |
| 1 | Column 1 shall list the blocks for all properties within the project area or rezoning area |
| 2 | Column 2 shall list the corresponding lots within the project area or rezoning area |
| 3 | <ul style="list-style-type: none"> The bottom row shall list the total number of lots and the % of conformance to land use and the % of compliance to FAR for both existing and proposed uses. The total number of lots should include all properties, inclusive of development sites. Calculate vacant lots as in conformance and compliance. |
| EXISTING USES | |
| 4 | Column 3 shall list the existing zoning district designation for each block/lot |
| 5 | Column 4 shall list the type of existing land use using the following labels: <ul style="list-style-type: none"> Residential Mixed Use (Residential, Commercial, Community Facility, Manufacturing -any combination of those uses) Commercial (Retail, Office, etc.) Community Facility (Public facilities including schools, hospitals, houses of worship, etc.) Manufacturing Transportation/Utility Open Space Parking Vacant |
| 6 | Column 5 shall specify whether the existing land use is in conformance with its zoning designation |
| 7 | Column 6 shall list the Maximum Floor Area Ratio currently permitted for the applicable zoning district |
| 8 | Column 7 shall list the actual built Floor Area Ratio for each block/lot |
| 9 | Column 8 shall specify whether the existing Floor Area Ratio is in conformance with the permitted Floor Area Ratio |
| PROPOSED USES | |
| 10 | Column 9 shall list the proposed zoning district designation for each block/lot |
| 11 | Column 10 shall list the type of proposed land use using, indicating whether there will be no change by typing "No Change" into the cell and using the aforementioned labels |
| 12 | Column 11 shall specify whether the proposed land use is in conformance with its zoning designation |
| 13 | Column 12 shall list the Maximum Floor Area Ratio proposed for the applicable zoning district |

| Number | Content Requirements |
|--------|---|
| 14 | Column 13 shall specify whether the proposed Floor Area Ratio is in conformance with the permitted Floor Area Ratio |

Land Use, Conformance & Compliance Table Sample

[Project Name], [ULURP No.]
[Requested Action]

Land Use, Conformance and Compliance Table

[Primary Firm Name]
[Date Created]
[Revision Date, if Applicable]

| Block | Lot | Zoning District | Existing Land Use | Existing Conditions | | | | Proposed Conditions | | | | | |
|--|-------------------------------------|-----------------|---|---------------------|---------------|-----------|----------------|---------------------|-------------------|-------------|----------------------|------------|--|
| | | | | Conformance | Permitted FAR | Built FAR | FAR Compliance | Zoning District | Proposed Land Use | Conformance | Permitted FAR | Compliance | |
| Applicant's Property | | | | | | | | | | | | | |
| Development Site #1: Block 3139 | | | | | | | | | | | | | |
| 3139 | 18-21; 23-36 | M1-1 | Parking | Yes | 1.00 | 0.00 | Yes | R7A/C2-4 (part) | Residential | Yes | 3.45/4.60 | Yes | |
| Development Site #2: Block 3141 | | | | | | | | | | | | | |
| 3141 | 1; 5-8; 10-12; 14-15; 18; 20-23; 36 | M1-1 | Vacant; Industrial/Manufacturing | Yes | 1.00 | 0.01 | Yes | R6A; R7A/C2-4 | Residential | Yes | 2.70/3.60; 3.45/4.60 | Yes | |
| Development Site #3: Block 3152 | | | | | | | | | | | | | |
| 3152 | 1-3; 45; 48; 56; 58; 62-64; 66; 100 | M1-1 | Vacant; Industrial/Manufacturing; Parking | Yes | 1.00 | 0.79 | Yes | R6A; R7A/C2-4 | Residential | Yes | 2.70/3.60; 3.45/4.60 | Yes | |
| Development Site #4: Block 3140 | | | | | | | | | | | | | |
| 3140 | 1; 50 | M3-1; M1-1 | Warehouse | Yes | 2.00 | 1.38 | Yes | M1-2 | No Change | Yes | 2.00 | Yes | |
| Other Properties | | | | | | | | | | | | | |
| 3138 | 1 | M1-1 | Transportation | Yes | 1.00 | 0.44 | Yes | R6A/C2-4 | No Change | No | 2.70/3.60 | Yes | |
| 3138 | 7 | M1-1 | Transportation | Yes | 1.00 | 0.00 | Yes | R6A/C2-4 (part) | No Change | No | 2.70/3.60 | Yes | |
| 3138 | 9 | M1-1 | Residential | No | 1.00 | 1.39 | No | R6A/C2-4 (part) | No Change | Yes | 2.70/3.60 | Yes | |
| 3138 | 10 | M1-1 | Residential | No | 1.00 | 0.83 | Yes | R6A/C2-4 (part) | No Change | Yes | 2.70/3.60 | Yes | |
| 3138 | 11 | M1-1 | Residential | No | 1.00 | 0.62 | Yes | R6A/C2-4 (part) | No Change | Yes | 2.70/3.60 | Yes | |
| 3138 | 13 | M1-1 | Industrial/Manufacturing | Yes | 1.00 | 2.00 | No | R6A/C2-4 (part) | No Change | No | 2.70/3.60 | Yes | |
| 3138 | 17 | M1-1 | Residential | No | 1.00 | 1.33 | No | R6A/C2-4 (part) | No Change | Yes | 2.70/3.60 | Yes | |
| 3138 | 18 | M1-1 | Residential | No | 1.00 | 2.20 | No | R6A/C2-4 (part) | No Change | Yes | 2.70/3.60 | Yes | |
| 3138 | 20 | M1-1 | Parking | Yes | 1.00 | 0.30 | Yes | R6A/C2-4 | No Change | No | 2.70/3.60 | Yes | |
| 3138 | 22 | M1-1 | Parking | Yes | 1.00 | 0.00 | Yes | R6A/C2-4 | No Change | No | 2.70/3.60 | Yes | |

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Exceptions

Exceptions to this standard are based solely on the type of land use action requested by the applicant. The DCP project team will confirm application requirements at the Interdivisional Meeting.

For More Information

Refer to sample table, or the table template in MS Excel format.

Related Documents

| Document | Description |
|----------|-------------|
|----------|-------------|

| | |
|--------------------------|---|
| Sample Application Table | Sample Land Use, Conformance and Compliance Table |
| Templates | MS Excel template for applicants to complete for their projects |

Revision History

| Date | Version | Description | Author |
|------------|-----------|--------------------------------------|-----------|
| 11/03/2011 | Draft 1 | Table Standards | J. Merani |
| 2/08/2012 | Draft 1.1 | Edits | D. Parish |
| 6/07/2012 | 1.2 | Edits following Standards Forum | D. Parish |
| 6/11/2012 | 1.3 | Revisions following SME Review | D. Parish |
| 6/19/2013 | 1.4 | Revisions following meeting with TRD | L. DeRosa |

Land Use, Conformance and Compliance Table

| Block | Lot | Existing Conditions | | | | | | Proposed Conditions | | | | |
|--|---|---------------------|--|-------------|---------------|-----------|----------------|---------------------|-------------------|-------------|-------------------------|------------|
| | | Zoning District | Existing Land Use | Conformance | Permitted FAR | Built FAR | FAR Compliance | Zoning District | Proposed Land Use | Conformance | Permitted FAR | Compliance |
| Applicant's Property | | | | | | | | | | | | |
| Development Site #1: Block 3139 | | | | | | | | | | | | |
| 3139 | 18-21; 23-36 | M1-1 | Parking | Yes | 1.00 | 0.00 | Yes | R7A/C2-4 (part) | Residential | Yes | 3.45/4.60 | Yes |
| Development Site #2: Block 3141 | | | | | | | | | | | | |
| 3141 | 1; 5-8; 10-12; 14-15; 18; 20-23; 36 | M1-1 | Vacant; Industrial/ Manufacturing | Yes | 1.00 | 0.01 | Yes | R6A; R7A/C2-4 | Residential | Yes | 2.70/3.60, 3.45/4.60 | Yes |
| Development Site #3: Block 3152 | | | | | | | | | | | | |
| 3152 | 1-3; 45; 48; 56; 58; 62-64; 66; 100 | M1-1 | Vacant; Industrial/ Manufacturing; Parking | Yes | 1.00 | 0.79 | Yes | R6A; R7A/C2-4 | Residential | Yes | 2.70/3.60; 3.45/4.60 | Yes |
| Development Site #4: Block 3140 | | | | | | | | | | | | |
| 3140 | 1; 50 | M3-1; M1-1 | Warehouse | Yes | 2.00 | 1.38 | Yes | M1-2 | No Change | Yes | 2.00 | Yes |
| Other Properties | | | | | | | | | | | | |
| 3138 | 1 | M1-1 | Transportation | Yes | 1.00 | 0.44 | Yes | R6A/C2-4 | No Change | No | 2.70/3.60 | Yes |
| 3138 | 7 | M1-1 | Transportation | Yes | 1.00 | 0.00 | Yes | R6A/C2-4 (part) | No Change | No | 2.70/3.60 | Yes |
| 3138 | 9 | M1-1 | Residential | No | 1.00 | 1.39 | No | R6A/C2-4 (part) | No Change | Yes | 2.70/3.60 | Yes |
| 3138 | 10 | M1-1 | Residential | No | 1.00 | 0.83 | Yes | R6A/C2-4 (part) | No Change | Yes | 2.70/3.60 | Yes |
| 3138 | 11 | M1-1 | Residential | No | 1.00 | 0.62 | Yes | R6A/C2-4 (part) | No Change | Yes | 2.70/3.60 | Yes |
| 3138 | 13 | M1-1 | Industrial/ Manufacturing | Yes | 1.00 | 2.00 | No | R6A/C2-4 (part) | No Change | No | 2.70/3.60 | Yes |
| 3138 | 17 | M1-1 | Residential | No | 1.00 | 1.33 | No | R6A/C2-4 (part) | No Change | Yes | 2.70/3.60 | Yes |
| 3138 | 18 | M1-1 | Residential | No | 1.00 | 2.20 | No | R6A/C2-4 (part) | No Change | Yes | 2.70/3.60 | Yes |
| 3138 | 20 | M1-1 | Parking | Yes | 1.00 | 0.30 | Yes | R6A/C2-4 | No Change | No | 2.70/3.60 | Yes |
| 3138 | 22 | M1-1 | Parking | Yes | 1.00 | 0.00 | Yes | R6A/C2-4 | No Change | No | 2.70/3.60 | Yes |

Land Use, Conformance and Compliance Table

| Existing Conditions | | | | | | | | Proposed Conditions | | | | | |
|-------------------------|-----------|-----------------|----------------------------|---------------------------|------------|-----------|--------------------|---------------------|-------------------|---------------------------|------------|--------------------|------------|
| Block | Lot | Zoning District | Existing Land Use | Permitted | | | FAR | Zoning District | Proposed Land Use | Conformance | Permitted | | |
| | | | | Conformance | FAR | Built FAR | Compliance | | | | FAR | Compliance | |
| 3138 | 23 | M1-1 | Residential | No | 1.00 | 1.96 | No | R6A/C2-4 | No Change | Yes | 2.70/3.60 | Yes | |
| 3138 | 24 | M1-1 | Residential | No | 1.00 | 2.75 | No | R6A/C2-4 | No Change | Yes | 2.70/3.60 | Yes | |
| 3138 | 25 | M1-1 | Residential/ Commercial | No | 1.00 | 0.93 | Yes | R6A/C2-4 | No Change | Yes | 2.70/3.60 | Yes | |
| 3138 | 26 | M1-1 | Residential/ Commercial | No | 1.00 | 1.38 | No | R6A/C2-4 | No Change | Yes | 2.70/3.60 | Yes | |
| 3138 | 27 | M1-1 | Commercial | Yes | 1.00 | 0.92 | Yes | R6A/C2-4 | No Change | Yes | 2.70/3.60 | Yes | |
| 3138 | 32 | M1-1 | Transportation | Yes | 1.00 | 0.15 | Yes | R6A/C2-4 | No Change | Yes | 2.70/3.60 | Yes | |
| 3138 | 36 | M1-1 | Residential/ Commercial | No | 1.00 | 4.65 | No | R6A/C2-4 | No Change | Yes | 2.70/3.60 | No | |
| 3138 | 38 | M1-1 | Residential | No | 1.00 | 3.17 | No | R6A/C2-4 | No Change | Yes | 2.70/3.60 | No | |
| 3138 | 40 | M1-1 | Vacant | Yes | 1.00 | 0.00 | Yes | R6A/C2-4 | No Change | N/A | 2.70/3.60 | Yes | |
| 3138 | 41 | M1-1 | Residential | No | 1.00 | 1.47 | No | R6A/C2-4 | No Change | Yes | 2.70/3.60 | Yes | |
| Total # of Lots* | 68 | | | % of Conformance** | 50% | | % Compliant | 58% | | % of Conformance** | 75% | % Compliant | 92% |

* All Properties including development sites

** Calculate vacant lots as in conformance and compliance

Land Use, Conformance and Compliance Table

| | | Existing Conditions | | | | | | Proposed Conditions | | | | | |
|---------------------------------------|-----------|---------------------|---------------------------|----------------|-----|--------------------|----------------|---------------------|---------------------------|----------------|--------------------|----------------|------------|
| Block | Lot | Zoning District | Existing Land Use | Permitted | | FAR | | Zoning District | Proposed Land Use | Permitted | | FAR | Compliance |
| | | | | Conformance | FAR | Built FAR | Compliance | | | Conformance | FAR | | |
| Applicant's Property | | | | | | | | | | | | | |
| Development Site #1: Block [X] | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| Development Site #2: Block [X] | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| Development Site #3: Block [X] | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| Development Site #4: Block [X] | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| Other Properties | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| Total # of Lots* | 48 | | % of Conformance** | #DIV/0! | | % Compliant | #DIV/0! | | % of Conformance** | #DIV/0! | % Compliant | #DIV/0! | |

* All Properties including development sites
 ** Calculate vacant lots as in conformance and compliance