

# Zoning Change Map Standard

**Version: 1.4**

## Purpose

To determine the form of the “Zoning Change Map” for land use applications filed with the New York City Department of City Planning. The Zoning Change Map allows stakeholders to understand proposed changes to the New York City Zoning Map by viewing side-by-side comparisons of the existing and proposed zoning maps. The Zoning Change Map also illustrates the proposed Project Area and the surrounding area at a larger, more legible scale than the Official Zoning Map.

## When to Use

The Zoning Change Map standard applies to any project that includes a Zoning Map Amendment (ZM) action. For Zoning Map changes, the Zoning Change Map is always a required component of any land use application filed with the Department of City Planning. DCP will confirm application requirements with the applicant and applicant’s representatives at the Interdivisional Meeting.

## Zoning Change Map Standard Overview

The Zoning Change Map is a sheet with two zoning maps placed side-by-side: one map illustrates the current zoning district boundary lines and zoning district designations as they are today, and the other map illustrates the zoning district boundaries and designations as if the proposed zoning map change had been approved as the applicant has proposed.

## Application Standard Details

The Zoning Change Map shall consist of two maps, side-by-side on a landscape oriented page. The Zoning Change Map shall show the current zoning that will remain and the proposed zoning within an area 600’ from the proposed project area.

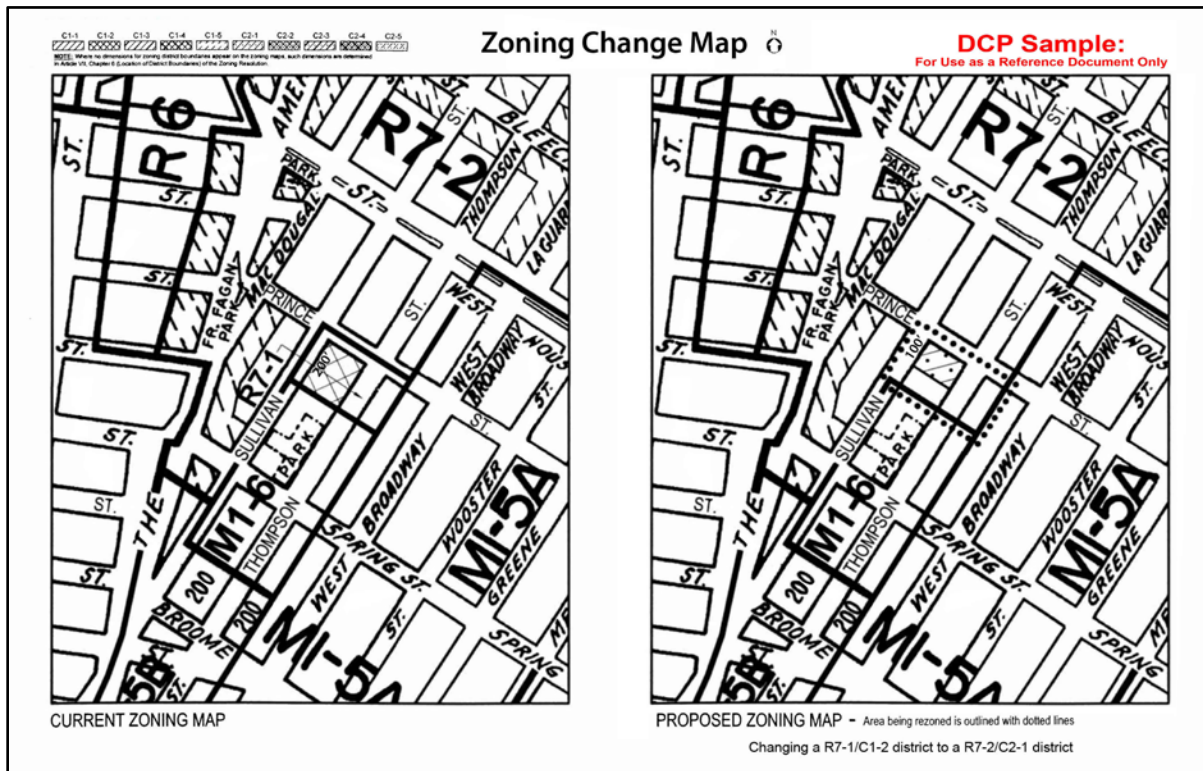
Number	Format Requirements
1	<p><b>Context</b></p> <ul style="list-style-type: none"> <li>• Consists of two, side-by-side maps                             <ul style="list-style-type: none"> <li>○ One map showing the current zoning district boundaries and designations</li> <li>○ One map showing the proposed zoning district boundaries and designations as the applicant has proposed to alter them</li> </ul> </li> <li>• Each of the two maps should show the Project Area and an approximate 600’ radius beyond the outer boundary of the Project Area</li> </ul>
2	<p><b>Page Size and Orientation</b></p> <ul style="list-style-type: none"> <li>• Minimum and maximum page size of 11” x 17”</li> <li>• Created in a landscape orientation</li> </ul>

Number	Format Requirements
3	<p><b>Legend, Scale and Title Block</b></p> <ul style="list-style-type: none"> <li>• North Arrow</li> <li>• Legend (if symbols are used)                             <ul style="list-style-type: none"> <li>• Shows Legend from the Official Zoning Map, including the official Commercial Overlay District hatchings as provided by DCP on the Official Zoning Map, or at: <a href="http://www.nyc.gov/html/dcp/html/zone/glossary.shtml#commercial_overlay">http://www.nyc.gov/html/dcp/html/zone/glossary.shtml#commercial_overlay</a></li> </ul> </li> </ul>

Number	Content Requirements
1	<p><b>Current Zoning Map</b></p> <ul style="list-style-type: none"> <li>• On the left hand side of the page, crop a portion of the current zoning map featuring the current zoning</li> <li>• Applicants should show the Project Area and approximately 600' beyond the Project Area boundary</li> <li>• Decrease the scale of the map (enlarge) until the Project Area and 600' radius are clearly shown in the center of the map</li> </ul>
2	<p><b>Proposed Zoning Map</b></p> <ul style="list-style-type: none"> <li>• On the right side of the page, show the same zoning map image, and alter the image to illustrate the proposed zoning boundaries and designations, in the same format as the official zoning map</li> <li>• Applicants should show the Project Area and approximately 600' beyond the Project Area boundary</li> <li>• Ensure that the map shows the Project Area and 600' radius clearly and in the center of the map</li> <li>• Dimension zoning district boundary lines to show the length and width of the proposed zoning district boundary change</li> </ul>
3	<p><b>Project Area Boundary</b></p> <ul style="list-style-type: none"> <li>• Located on the Proposed Zoning Map only</li> <li>• Outlined in a dotted, black line of medium weight</li> <li>• Offset the Project Area Boundary to clearly show all zoning district boundary lines, including commercial overlay districts</li> </ul>
4	<p><b>Map Labels</b></p> <ul style="list-style-type: none"> <li>• Under the current zoning map (placed on the left side of the page), label in medium point type "CURRENT ZONING MAP"</li> <li>• Under the proposed zoning map (placed on the right side of the page), label in the same type and font "PROPOSED ZONING MAP – Project Area is outlined with dotted lines"</li> </ul>

Number	Content Requirements
	<ul style="list-style-type: none"> <li>Under the “PROPOSED ZONING MAP” label, the applicant should briefly describe the zoning map amendment action: <i>R7-1/C2-4 district is replaced with a R7-2/C2-3 district</i></li> <li>Streets, zoning districts and other labels that are cut off or illegible when the map is enlarged and cropped must be placed back on both the Current and Proposed Zoning maps</li> </ul>

### Zoning Change Map Sample



### 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.

### Revision History

Date	Version	Description	Author
12/6/11	1.0	Original Draft	Dominick Answini
2/8/12	1.1	Modified Draft	David Parish
6/6/12	1.2	Edits and Format Changes	David Parish
06/11/12	1.3	Revisions following SME Review	David Parish
05/10/13	1.4	Clarified that Project Area Boundary should be located only on the Proposed Zoning map.	David Parish