

Area Map Standard

Version: 1.7

Purpose

To determine the form of the “Area Map” for Land Use applications filed with the Department of City Planning. Area Maps are used to understand the land uses and zoning districts within a proposed Project Area and the surrounding 600 feet.

When to Use

The Area Map standard applies to applications for specific discretionary or ministerial actions filed with the Department of City Planning. Any combination of actions or applications that contains one of the listed, required, actions shall require an Area Map.

Area Maps created to be consistent with this document are **REQUIRED** for all of the following actions:

- Zoning Map Amendment (ZM)
- Change in the City Map (MM)
- Special Permit (ZS)
- Urban Development Action Area – UDAAP (HA)
- Landfills (ML)

Other actions **MAY REQUIRE** an Area Map. The DCP project team will confirm the application requirements with the applicant at the Interdivisional Meeting.

Map Overview

The Area Map is a map created to show the confluence of zoning and land uses for a particular *Project Area* and *Development Site*.

Map Resources

Many geographic (GIS) resources for the Area Map are available for free download. These include:

from DCP’s [BYTES of the BIG APPLE™ web page](#)

- **NYC GIS Zoning Features** (zoning districts, commercial overlays, special districts)
- **MapPLUTO** (merging the Department of Finance’s Digital Tax Map with DCP’s PLUTO data of land use, zoning and other property information)
- **LION** single line street base map with street names and other street related information.

from the NYC [Open Data portal](#)

- **Building Footprints**
- **Sidewalk Features**
- Department of Finance’s **Digital Tax Map** (DTM)

Some of these datasets are updated frequently. Be sure to use the latest information.

Alternatively, applicants may use DCP’s free online [Applicant Maps Tool](#) to create the area map.

Map Details

The area map must include the following:

Number	Format Requirements
1	<p>Scale</p> <ul style="list-style-type: none"> • Appropriate to the size of the Project Area and the content of the drawing
2	<p>Page Size</p> <ul style="list-style-type: none"> • Should be determined to show the entire Project Area, encompassed by a 600' radius surrounding area • Details, including the number of stories on each building should be legible • Minimum page size of 11" x 17" • Maximum size of 30" x 42"
3	<p>Legend, Scale and Title Block</p> <ul style="list-style-type: none"> • North Arrow • Graphic Scale • Legend • Title block with the following content: <ol style="list-style-type: none"> a. Location Information (Borough, Block, Lot) b. Drawing name: "Area Map"
4	<p>Drawing Extent/Surrounding Context</p> <ul style="list-style-type: none"> • Includes the entire Project Area • Includes an area of 600' beyond the edges of the Project Area boundary • Detail and required content within and outside of the 600' radius varies. Please see the following table

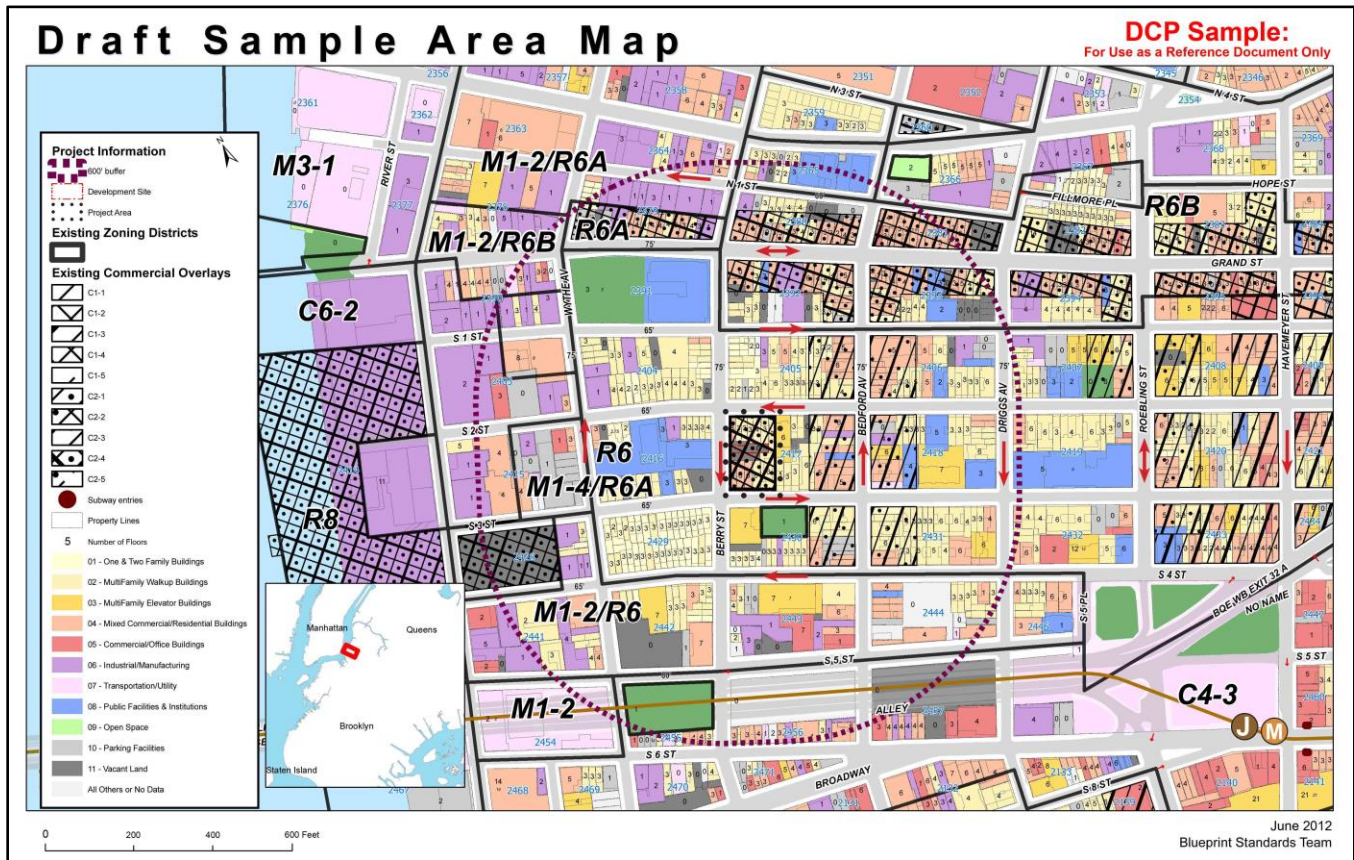
Number	Content Requirements
1	<p>Proposed Project Area</p> <ul style="list-style-type: none"> • Outlined using a dotted, black line of medium-line weight • Offset the Project Area boundary from lines showing zoning district boundaries and the Development Site
2	<p>Proposed Development Site</p> <ul style="list-style-type: none"> • Outlined in a single dot and single-dash, medium weight, red line around the perimeter of the proposed Development Site (if different than the Project Area)

3	<p>Radius – 600’</p> <ul style="list-style-type: none"> Expressed in a medium weight dashed line Measured from each corner of the site (so it would likely not be a perfect circle) 																										
4	<p>Land Uses</p> <ul style="list-style-type: none"> Shown in a standard format, following the guide below: Illustrated using standards DCP land use colors At 40% transparency Using the following <i>Color Scheme</i>: <table style="margin-left: 20px; border: none;"> <thead> <tr> <th style="text-align: left;"></th> <th style="text-align: left;"><i>RGB Color Codes:</i></th> </tr> </thead> <tbody> <tr> <td>○ 01 -One & Two Family Buildings:</td> <td>RGB - 255,255,179</td> </tr> <tr> <td>○ 02 – Multi-Family Walkup Buildings:</td> <td>RGB - 255,235,138</td> </tr> <tr> <td>○ 03 – Multi-Family Elevator Buildings:</td> <td>RGB - 255,196,0</td> </tr> <tr> <td>○ 04 - Mixed Commercial/Residential Buildings*:</td> <td>RGB - 255,153,102</td> </tr> <tr> <td>○ 05 - Commercial/Office Buildings:</td> <td>RGB - 232,51,51</td> </tr> <tr> <td>○ 06 - Industrial/Manufacturing:</td> <td>RGB - 171,89,201</td> </tr> <tr> <td>○ 07 - Transportation/Utility:</td> <td>RGB - 255,204,255</td> </tr> <tr> <td>○ 08 - Public Facilities & Institutions:</td> <td>RGB - 46,109,255</td> </tr> <tr> <td>○ 09 - Open Space:</td> <td>RGB - 153,255,102</td> </tr> <tr> <td>○ 10 - Parking Facilities:</td> <td>RGB - 170,170,170</td> </tr> <tr> <td>○ 11 - Vacant Land:</td> <td>RGB - 46,46,46</td> </tr> <tr> <td>○ All Others or No Data:</td> <td>RGB – 235,235,235</td> </tr> </tbody> </table> <p>Sample:</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>Land Use</p> <ul style="list-style-type: none"> One & Two Family Buildings MultiFamily Walkup Buildings MultiFamily Elevator Buildings Mixed Commercial/Residential Buildings Commercial/Office Buildings Industrial/Manufacturing Transportation/Utility Public Facilities & Institutions Open Space Parking Facilities Vacant Land All Others or No Data </div> <p>*In mixed-use buildings, distinguish ground-floor retail space by placing an asterisk in front of the building on the Area Map.</p> <p>* For Joint Living-Work Quarters for Artists (JLWQA uses, use a “J” on the appropriate buildings.</p>		<i>RGB Color Codes:</i>	○ 01 -One & Two Family Buildings:	RGB - 255,255,179	○ 02 – Multi-Family Walkup Buildings:	RGB - 255,235,138	○ 03 – Multi-Family Elevator Buildings:	RGB - 255,196,0	○ 04 - Mixed Commercial/Residential Buildings*:	RGB - 255,153,102	○ 05 - Commercial/Office Buildings:	RGB - 232,51,51	○ 06 - Industrial/Manufacturing:	RGB - 171,89,201	○ 07 - Transportation/Utility:	RGB - 255,204,255	○ 08 - Public Facilities & Institutions:	RGB - 46,109,255	○ 09 - Open Space:	RGB - 153,255,102	○ 10 - Parking Facilities:	RGB - 170,170,170	○ 11 - Vacant Land:	RGB - 46,46,46	○ All Others or No Data:	RGB – 235,235,235
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5	<p>Zoning District Boundaries</p> <ul style="list-style-type: none"> • Illustrate any proposed zoning district boundaries on the map • Illustrate existing zoning district boundaries that will remain (after approval of the proposed actions) • Show all zoning district boundaries (existing and proposed) in medium weight black lines (except for commercial overlays (see #6)) • Label zoning district designations in large, bold, black type • Underline proposed district designation labels
6	<p>Commercial Overlay Zoning Districts</p> <ul style="list-style-type: none"> • Show any proposed Commercial Overlay districts in black outline and hatching • Show any existing Commercial Overlay districts that exist today and will remain following the approval of the proposed actions in black • Shown with the DCP Standard hatching, which can be found at: http://www.nyc.gov/html/dcp/html/zone/glossary.shtml#commercial_overlay
7	<p>Zoning Special District Boundaries</p> <ul style="list-style-type: none"> • Use discretion in displaying special districts so that the special district areas do not cover or hide the other content of the map and make it illegible • Outlined with medium weight lines • Labeled in large, bold, black type
8	<p>Streets, Highways, Railroads, Other Public ROW and Waterways</p> <ul style="list-style-type: none"> • All legal streets should be shown as a solid line, or through the use a contrast of white and grey to delineate streets (see sample) • Show private roads in a dashed line • If a street is un-improved or has some other status, please note that for streets within the 600' radius • Labeled with official names (ie, E. 3rd Street instead of 3rd Street) • Generally known abbreviations are acceptable
9	<p>Sidewalks</p> <ul style="list-style-type: none"> • Outlined with a light line • Use color to illustrate differences between streets and sidewalks (for example, white sidewalks and gray streets – see sample)
10	<p>Building Footprints</p> <ul style="list-style-type: none"> • Indicated for each building with an outline • Shown with a light line weight

11	<p>Tax Lots</p> <ul style="list-style-type: none"> Indicated with a very light line weight
12	<p>Tax Block Numbers</p> <ul style="list-style-type: none"> Tax Block numbers shall be indicated in a small point type, Shown in a color other than black and with a white mask
13	<p>Parks and Open Spaces</p> <ul style="list-style-type: none"> Label major parks and open spaces
14	<p>Transit Information</p> <ul style="list-style-type: none"> Indicate subway lines within the map area Label the subway service, using standard MTA letter and number designations Note any station entrance locations
Content ONLY Required Within the 600' Radius Boundary	
16	<p>Number of Floors</p> <ul style="list-style-type: none"> Indicate the number of floors in small point type, ONLY REQUIRED within the 600' radius Place over the building in the center of the tax lot
17	<p>Street Widths</p> <ul style="list-style-type: none"> Dimension the right-of-way of streets, ONLY REQUIRED within the 600' radius
18	<p>Street Directions</p> <ul style="list-style-type: none"> Indicate the direction of traffic with small red arrows, ONLY REQUIRED within the 600' radius

Area 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
6/3/12	1.2	Edits and Revision – post Standards Forum	D. Parish
06/12/12	1.3	Revisions after SME Review	David Parish
06/12/12	1.4	Revisions	D. Parish
04/05/13	1.4	Link updates per ITD	D. Parish
09/25/13	1.5	Added a “Map Resources” section	D. Parish
08/14/19	1.7	Updated to include Applicant Maps Tool	V. Vo