

APPENDIX C: BUILDING CLASS CODES

A. ONE FAMILY DWELLINGS

0. Cape Cod
1. Two Stories Detached (Small or Moderate Size, With or Without Attic)
2. One Story (Permanent Living Quarters)
3. Large Suburban Residence
4. City Residence
5. Attached or Semi-Detached
6. Summer Cottages/Mobile Homes/Trailers
7. Mansion Type
8. Bungalow Colony/Land Coop Owned
9. Miscellaneous (Old Buildings, Attached & Semi-Detached Frame Houses, etc.)

B. TWO FAMILY DWELLINGS

1. Brick
2. Frame
3. Converted (From One Family)
9. Miscellaneous (City Type, Old, etc.)

C. WALK UP APARTMENTS

0. Three Families
1. Over Six Families Without Stores
2. Five to Six Families
3. Four Families
4. Old Law Tenements
5. Converted Dwelling or Rooming House
6. Cooperative (Other Than Condominiums)
7. Over Six Families With Stores
8. Co-Op Conversion From Loft/Warehouse
9. Garden Apartments/Mobile Home Park/Trailer Park

D. ELEVATOR APARTMENTS

0. Co-op Conversion From Loft/Warehouse
1. Semi-fireproof (Without Stores)
2. Artists in Residence
3. Fireproof (Standard Construction Without Stores)
4. Cooperatives (Other Than Condominiums)
5. Converted
6. Fireproof - With Stores
7. Semi-Fireproof With Stores
8. Luxury Type
9. Miscellaneous

E. WAREHOUSES

1. Fireproof
3. Semi-Fireproof
4. Frame, Metal
6. Governmental Warehouses
7. Warehouse, Self Storage
9. Miscellaneous

F. FACTORY AND INDUSTRIAL BUILDINGS

1. Heavy Manufacturing (Fireproof)
2. Special Construction (Printing Plant, etc., Fireproof)
4. Semi-Fireproof
5. Light Manufacturing
8. Tank Farms
9. Miscellaneous

¹ Building Classes were developed and are assigned by the Department of Finance with the exception of Q0, RA, RC and RM which were developed by the Department of City Planning (DCP). Q0 was assigned by DCP to government owned tax lots zoned as either Park or ParkNY that are predominantly used as open space. RA, RC, and RM were assigned by DCP to condominiums that contain a mix of residential and commercial units or more than one type of residential or commercial unit.

G. GARAGES AND GASOLINE STATIONS

- 0. Residential Tax Class 1 Garage
- 1. Garage - Two or More Stories
- 2. Garage - One Story (Semi-Fireproof or Fireproof)
- 3. Garage and Gas Station Combined
- 4. Gas Station - With Enclosed Lubrication Plant or Workshop
- 5. Gas Station - Without Enclosed Lubrication Plant or Workshop
- 6. Licensed Parking Lot
- 7. Unlicensed Parking Lot
- 8. Garage With Showroom
- 9. Miscellaneous

H. HOTELS

- 1. Luxury Type - Built Prior to 1960
- 2. Luxury Type - Built After 1960
- 3. Transient Occupancy-Midtown Mn Area
- 4. Motels
- 5. Private Club, Luxury Type
- 6. Apartment Hotels
- 7. Apartment Hotels-Co-op Owned
- 8. Dormitories
- 9. Miscellaneous

I. HOSPITALS AND HEALTH

- 1. Hospitals, Sanitariums, Mental Institutions
- 2. Infirmary
- 3. Dispensary
- 4. Staff Facilities
- 5. Health Center, Child Center, Clinic
- 6. Nursing Home
- 7. Adult Care Facility
- 9. Miscellaneous

J. THEATRES

- 1. Art Type (Seating Capacity Under 400 Seats)
- 2. Art Type (Seating Capacity Over 400 Seats)
- 3. Motion Picture Theatre With Balcony
- 4. Legitimate Theatres (Theatre Sole Use of Building)
- 5. Theatre as Part of Building of Other Use
- 6. T.V. Studios
- 7. Off-Broadway Type
- 8. Multi-Motion Picture Theatre
- 9. Miscellaneous

K. STORE BUILDINGS (TAXPAYERS INCLUDED)

- 1. One Story Store Building
- 2. Two Story or Store and Office
- 3. Department Stores, Multi-Story
- 4. Stores, Apartments Above
- 5. Diners, Franchised Type Stand
- 6. Shopping Centers With Parking Facilities
- 7. Funeral Home
- 9. Miscellaneous

L. LOFT BUILDINGS

- 1. Over Eight Stores (Mid-Manhattan Type With or Without Stores)
- 2. Fireproof - Loft and Storage Type (Without Retail Stores)
- 3. Semi-Fireproof
- 8. With Retail Stores (Other Than Type 1)
- 9. Miscellaneous

M. CHURCHES, SYNAGOGUES, ETC.

- 1. Church, Synagogue, Chapel
- 2. Mission House (Non-Residential)
- 3. Parsonage, Rectory
- 4. Convents
- 9. Miscellaneous

N. ASYLUMS AND HOMES

- 1. Asylums
- 2. Homes for Indigent Children, Aged, Homeless
- 3. Orphanages
- 4. Juvenile Detention Houses
- 9. Miscellaneous

O. OFFICE BUILDINGS

- 1. Fireproof - Up to Nine Stories
- 2. Ten Stories & Over (Side Street Type)
- 3. Ten Stories & Over (Main Avenue Type)
- 4. Tower Type
- 5. Semi-Fireproof
- 6. Bank Building (Designed Exclusively for Banking)
- 7. Professional Buildings
- 8. With Residential Apartments
- 9. Miscellaneous

P. PLACES OF PUBLIC ASSEMBLY (INDOOR) AND CULTURAL

- 1. Concert Halls
- 2. Lodge Rooms
- 3. YWCA, YMCA, YWHA, YMHA, PAL
- 4. Beach Club
- 5. Community Center
- 6. Amusement Places, Bathhouses, Boat Houses
- 7. Museum
- 8. Library
- 9. Miscellaneous Including Riding Academies and Stables

Q. OUTDOOR RECREATION FACILITIES

- 0. Open Space
- 1. Parks
- 2. Playgrounds
- 3. Outdoor Pools
- 4. Beaches
- 5. Golf Courses
- 6. Stadium, Race Tracks, Baseball Fields
- 7. Tennis Courts
- 8. Marinas/Yacht Clubs
- 9. Miscellaneous

R. CONDOMINIUMS

- 0. Condo Billing Lot
- 1. 2-10 Unit Residential Bldg, Residential Unit
- 2. Walk-up, Residential Unit
- 3. 1-3 Story, Residential Unit
- 4. Apartment/Elevated, Residential Unit
- 5. Commercial Unit
- 6. 1-3 Units, Residential Unit
- 7. 1-3 Units, Commercial Unit
- 8. 2-10 Unit Residential Bldg, Commercial Unit
- 9. Condop
- A. Residential Building (Mixed Residential Condo Building Classification Codes)
- C. Commercial Building (Mixed Commercial Condo Building Classification Codes)
- M. Mixed Residential & Commercial Building (Mixed Residential & Commercial Condo Building Classification Codes)
- R. Condominium Rental

S. RESIDENCE - MULTIPLE USE

- 0. Primarily One Family with Two Stores or Offices
- 1. Primarily One Family With Store or Office
- 2. Primarily Two Family With Store or Office
- 3. Primarily Three Family With Store or Office
- 4. Primarily Four Family With Store or Office
- 5. Primarily Five to Six Family With Store or Office
- 9. Primarily One to Six Families with Stores or Offices

T. TRANSPORTATION FACILITIES (ASSESSED IN ORE)

- 1. Airports, Air Fields, Terminals
- 2. Piers, Docks, Bulkheads
- 9. Miscellaneous

U. UTILITY BUREAU PROPERTIES

- 0. Utility Company Land and Buildings
- 1. Bridges, Tunnels, Highways
- 2. Electric Utilities, Gas
- 3. Ceiling R. R.
- 4. Telephone Utilities
- 5. Communications Facilities (Other Than Telephone)
- 6. Railroads, Private Ownership
- 7. Transportation, Public Ownership
- 8. Revocable Consents
- 9. Miscellaneous (Including Private Improvements in City Land and in Public Places)

V. VACANT LAND

- 0. Zoned Residential, Except Not Manhattan Below 110 St
- 1. Not Zoned Residential or Manhattan Below 110 St
- 2. Not Zoned Residential, but Adjacent to Tax Class 1 Dwelling
- 3. Zoned Primarily Residential, Except Not Manhattan Below 110 St
- 4. Police or Fire Department
- 5. School Site or Yard
- 6. Library, Hospitals or Museums
- 7. Port Authority of NY and NJ
- 8. State & U.S.
- 9. Miscellaneous (Department of Real Estate and Other Public Places)

W. EDUCATIONAL STRUCTURES

1. Public Elementary Junior and Senior High Schools
2. Parochial Schools, Yeshivas
3. Schools or Academies
4. Training Schools
5. City University
6. Other Colleges and Universities
7. Theological Seminaries
8. Other Private Schools
9. Miscellaneous

Y. SELECTED GOVERNMENT INSTALLATIONS

(Excluding Office Buildings, Training Schools, Academic, Garages, Warehouses, Piers, Air Fields, Vacant Land, Vacant Sites, and Land Under Water and Easements)

1. Fire Department
2. Police Department
3. Prisons, Jails, Houses of Detention
4. Military and Naval
5. Department of Real Estate
6. Department of Sanitation
7. Department of Ports and Terminals
8. Department of Public Works
9. Department of Environmental Protection

Z. MISCELLANEOUS

0. Tennis Court, Pool, Shed, etc. Used in Conjunction with Tax Class 1
1. Court House
2. Public Parking Areas
3. Post Office
4. Foreign Governments
5. United Nations
6. Land under Water
7. Easements
8. Cemeteries
9. Other

APPENDIX D: LAND USE CATEGORIES

| DCP LAND USE CODE | DCP LAND USE CATEGORIES | DOF/DCP BUILDING CLASSES |
|-------------------|--|---|
| 01 | One & Two Family Buildings | A*,B*,Z0 |
| 02 | Multi-Family Walk-Up Buildings | C0,C1,C2,C3,C4,C5,C6,C8,C9,R1,R2,R3,R6 |
| 03 | Multi-Family Elevator Buildings | D0,D1,D2,D3,D4,D5,D8,D9,H6,H7,R4,RA |
| 04 | Mixed Residential & Commercial Buildings | C7,D6,D7,K4,R8,R9,RR,RM,S* |
| 05 | Commercial & Office Buildings | G8,H1,H2,H3,H4,H5,H9,J*,K1,K2,K3,K5,K6,K7,K9,O*,P1,R5,R7,RC |
| 06 | Industrial & Manufacturing Buildings | E*,F*,L* |
| 07 | Transportation & Utility | G3,G4,G5,G9,T*,U*,Y6,Y7,Y8,Y9 |
| 08 | Public Facilities & Institutions | H8,I*,M*,N*,P2,P3,P5,P7,P8,P9,W*,Y1,Y2,Y3,Y4,Z1,Z3,Z4,Z5 |
| 09 | Open Space & Outdoor Recreation | P4,P6,Q*,Z8 |
| 10 | Parking Facilities | G0,G1,G2,G6,G7,Z2 |
| 11 | Vacant Land | V* |

NOTES: * Denotes all DOF/DCP Building Class classifications within an alphabetic grouping. The Building Classes Y5, Z6, Z7, and Z9 are not assigned to a Land Use Category.