

Package: nycpluto (via r-universe)

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Title NYC Primary Land Use Tax Lot Output (PLUTO)

Version 0.0.1.9000

Description The New York City Department of City Planning Primary Land Use Tax Lot Output (PLUTO) and MapPLUTO: one record per tax lot with land use, building, zoning, ownership, and assessed value fields, plus lot polygons. Data are stored as a GeoParquet file and accessed via duckplyr. Also includes the PLUTO change file and land use and building class lookup tables.

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nyc_pluto	<i>Get a lazy table reference to PLUTO tax lots</i>
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Description

Returns a duckplyr-backed lazy data frame connected to the PLUTO GeoParquet file bundled with this package: one row for each of the 858,284 tax lots in New York City in PLUTO release 26v2 (August 2026), with 97 attribute fields and the lot polygon from MapPLUTO.

Usage

```
nyc_pluto()
```

Details

Use dplyr verbs to filter, select, and summarise, then call `dplyr::collect()` to bring results into R memory. Collect only the rows and columns you need: the polygons for all lots take over 1 GB in memory. Use `nyc_pluto_to_sf()` to turn collected rows into an sf object.

Sources. Attributes and polygons are from MapPLUTO 26v2, clipped to the shoreline. The 1,597 lots that are in PLUTO but not in the clipped MapPLUTO (plutomapid 2, 4, or 5: 1,378 lots not on the tax map and 219 lots wholly under water) come from the PLUTO CSV on NYC Open Data, with fields that the CSV export reformats (leading zeros, Y/N flags) restored to DCP’s formats. Their geometry is NA.

Condominiums. A condominium appears as one record for its billing lot (lot 7501–7599), with unit, area, and value fields summed over its unit lots. Individual unit lots (1001–6999) are not in PLUTO.

Changes. DCP corrects some source values. `dcpedited == "1"` marks lots with a corrected value; `nyc_pluto_changes_df` lists each change.

Not included. The deprecated sanborn field, the empty notes field, the source-data date fields (empty in the CSV export), and the ESRI shape measures.

Value

A duckplyr data frame backed by the GeoParquet file.

Columns

Column names are PLUTO's field names in lower case. Codes are as published by DCP. Zero is the usual value for "not available" in area, dimension, and year fields; see each field. The data frame has 98 columns:

borough Borough: "MN", "BX", "BK", "QN", or "SI" (character). Marble Hill is "MN" and Rikers Island is "BX", the boroughs they are legally in.

block Tax block (integer).

lot Tax lot (integer). Condominiums use the billing lot, 7501–7599.

cd Community district (integer): borough code followed by the district number, e.g. 101, 412. Joint interest areas (large parks and airports outside any district) are 164 Central Park, 226 Van Cortlandt Park, 227 Bronx Park, 228 Pelham Bay Park, 355 Prospect Park, 356, 484, and 595 Gateway National Recreation Area, 480 LaGuardia Airport, 481 Flushing Meadows Corona Park, 482 Forest Park, and 483 JFK Airport. Marble Hill is in districts 207/208 and Rikers Island in 401, the districts that serve them.

bct2020 2020 census tract: borough code and six-digit tract, e.g. "4062600" (character).

bctcb2020 2020 census block: borough code, six-digit tract, and four-digit block (character).

ct2010 2010 census tract, e.g. "203.01", "23" (character).

cb2010 2010 census block, four digits with an optional letter suffix (character).

schoolidist School district, two digits (character).

council City council district, 1–51 (integer).

zipcode A ZIP code valid for one of the lot's addresses (character). NA if the lot has no house number.

firecomp Fire company: E (engine), L (ladder), or Q (squad) and a three-digit number, e.g. "E005" (character).

policeprct Police precinct (integer).

healthcenterdistrict Health center district (integer).

healtharea Health area, with an implied decimal point after the first two digits (integer).

sanitboro Borough code of the sanitation district (character).

sanitdistrict Sanitation district, two digits (character).

sanitsub Sanitation district subsection (character).

address Address of the lot from DOF; the low house number when there is a range (character).

zonedist1 Zoning district covering the largest share of the lot, e.g. "R6", "C4-4A", "M1-1", "PARK" (character).

zonedist2,zonedist3,zonedist4 Further zoning districts covering at least 10% of the lot, in order of share (character).

overlay1,overlay2 Commercial overlays (C1 or C2 districts within residential districts), in order of share (character).

spdist1,spdist2,spdist3 Special purpose districts covering at least 10% of the lot, in order of share, e.g. "MiD" (Midtown), "DB" (Downtown Brooklyn) (character). See appendix A of the PLUTO data dictionary.

ltdheight Limited height district, e.g. "LH-1" (character).

splitzone "Y" if the lot is split between zoning districts, commercial overlays, or special districts, otherwise "N" (character).

bldgclass Building class (character). See [nyc_pluto_bldg_class_df](#).

landuse Land use category, "01"–"11" (character). See [nyc_pluto_land_use_df](#).

easements Number of easements on the lot (integer).

ownertype Type of ownership: "C" city, "M" mixed city and private, "O" other public (authority, state, or federal), "P" private, "X" fully tax-exempt; NA unknown, usually private (character).

ownername Owner name; names of public owners are normalized (character).

lotarea Lot area in square feet (integer).

bldgarea Total building floor area in square feet, gross except for condominiums, whose areas are net (integer). Zero means not available when numbldgs > 0, and not applicable otherwise.

comarea, resarea, officearea, retailarea, garagearea, strgearea, factryarea, otherarea Floor area in square feet allocated to commercial, residential, office, retail, garage, storage, factory, and other uses (integer). Zero can mean not available or not applicable. Office through other areas are not available for one- to three-family buildings. The parts do not always sum to bldgarea.

areasource Source of bldgarea: "0" not available, "2" DOF Property Tax System, "4" vacant lot with no buildings (area 0), "5" calculated from building dimensions and floors (primary building only), "7" DOF Mass Appraisal System (character).

numbldgs Number of buildings on the lot (integer).

numfloors Number of floors of the tallest building, including partial floors (double). NA with numbldgs > 0 means not available.

unitsres Number of residential units (integer).

unitstotal Number of residential and non-residential units (integer).

lotfront, lotdepth Lot frontage and depth in feet (double).

bldgfront, bldgdepth Building frontage and depth in feet (double).

ext Extension: "E" extension, "G" garage, "EG" both, "N" none; NA unknown (character).

proxcode Proximity to neighbouring buildings: "0" not available, "1" detached, "2" semi-attached, "3" attached (character).

irrlotcode "Y" if the lot is irregularly shaped, otherwise "N" (character).

lottype Lot type: "0" unknown, "1" block assemblage, "2" waterfront, "3" corner, "4" through, "5" inside, "6" interior (no frontage), "7" island, "8" alley, "9" submerged (character).

bsmtcode Basement: "0" none, "1" above-grade full, "2" below-grade full, "3" above-grade partial, "4" below-grade partial, "5" unknown (character).

assessland Assessed land value in dollars (double).

assesstot Assessed total value in dollars (double).

exempttot Exempt total value in dollars (double).

yearbuilt Year the building was completed (integer). Accurate to the decade, not always the year. Zero means unknown.

yearalter1, yearalter2 Years of the second most recent and most recent alterations (integer). Zero if none.

histdist Name of the historic district the lot is in (character).

landmark "INDIVIDUAL LANDMARK", "INTERIOR LANDMARK", or "INDIVIDUAL AND INTERIOR LANDMARK" (character).

builtfar Built floor area ratio: bldgarea / lotarea (double).

residfar,commfar,facilfar Maximum allowable residential, commercial, and community facility floor area ratios under the lot's zoning (double).

borocode Borough code: 1 Manhattan, 2 Bronx, 3 Brooklyn, 4 Queens, 5 Staten Island (integer).

bbl Borough-block-lot, 10 digits (character). Unique.

condono Condominium number, unique within a borough (integer).

tract2010 2010 census tract as four digits plus a two-digit suffix if any, e.g. "020301", "0023" (character).

xcoord,ycoord Approximate lot location in feet, EPSG:2263 (integer).

zonemap DCP zoning map number (character).

zmcode "Y" if the lot is on the border of two or more zoning maps (character).

taxmap DOF paper tax map volume (character). No longer updated.

edesignum (E) designation number for environmental requirements (character).

appbbl Apportionment BBL: the lot's BBL before a merger, split, or condominium conversion since 1984 (character).

appdate Date of the apportionment (Date).

plutomapid DCP's file indicator (character): "1" in PLUTO and both MapPLUTO versions; "2" in PLUTO only; "3" in both MapPLUTO versions but not PLUTO; "4" in PLUTO and the water-included MapPLUTO but not the clipped version (entirely under water); "5" in the water-included MapPLUTO only (under water). All five values occur in this release; lots with "2", "4", or "5" have no polygon.

firm07_flag "1" if part of the lot is in the 1% annual chance floodplain in FEMA's 2007 Flood Insurance Rate Map (character).

pfirm15_flag "1" if part of the lot is in the 1% annual chance floodplain in FEMA's 2015 Preliminary Flood Insurance Rate Map (character).

version PLUTO release, "26v2" (character).

dcpedited "1" if DCP changed any field value for the lot (character). See [nyc_pluto_changes_df](#).

latitude,longitude Approximate lot location in decimal degrees, WGS84 (double).

mihooption1,mihooption2,mihooption3,mihooption4 "1" if Mandatory Inclusionary Housing option 1, 2, 3 (deep affordability), or 4 (workforce) applies to the lot (character).

trnstzone Transit zone, which governs residential parking requirements, e.g. "Manhattan Core", "Inner Transit Zone", "Beyond the Greater Transit Zone" (character).

affresfar Maximum allowable residential floor area ratio for affordable housing (double).

manufar Maximum allowable manufacturing floor area ratio (double).

geometry Lot polygon, MultiPolygon in EPSG:2263, as WKB (raw vector, list column after collecting). NA for lots not in the clipped MapPLUTO.

Source

NYC Department of City Planning, PLUTO and MapPLUTO 26v2, <https://www.nyc.gov/content/planning/pages/resources/datasets/mappluto-pluto-change>; NYC Open Data, <https://data.cityofnewyork.us/d/64uk-42ks>.

Examples

```
## Not run:
library(dplyr)

# Residential units by borough
nyc_pluto() |>
  summarise(units = sum(unitsres, na.rm = TRUE), .by = borough) |>
  collect()

# Lot polygons for one block
nyc_pluto() |>
  filter(borough == "MN", block == 1376) |>
  collect() |>
  nyc_pluto_to_sf()

## End(Not run)
```

nyc_pluto_bldg_class_df

PLUTO building classes

Description

Building class codes used in PLUTO, with their descriptions and land use categories.

Usage

nyc_pluto_bldg_class_df

Format

nyc_pluto_bldg_class_df:

A tibble with 225 rows and 4 columns:

bldgclass Two-character building class code (character). Joins to bldgclass in [nyc_pluto\(\)](#).

The first character is the general class: for example A one-family dwellings, B two-family, C walk-up apartments, D elevator apartments, R condominiums, V vacant land.

description Description of the class (character).

landuse Land use category the class is assigned to, "01"–"11" (character). See [nyc_pluto_land_use_df](#).

NA for unassigned classes.

source Source of the code: "DOF" for Department of Finance building classes, "DCP" for classes the Department of City Planning adds in PLUTO (character).

Details

DCP assigns its own classes to condominium billing lots whose units have mixed classes: RC (mixed commercial), RD (mixed residential), RM (residential and commercial), RI (commercial and industrial), RX (residential, commercial, and industrial), and RZ (residential and industrial). It also assigns Q0 to vacant lots mapped as parks and QG to vacant lots with community gardens.

A few codes in PLUTO 26v2 are not defined in either dictionary: CB, CC, DB, DC, VC, and VG (118 lots).

Author(s)

Kieran Healy

Source

NYC Department of Finance, Annualized Calendar Sales Update data dictionary, <https://data.cityofnewyork.us/d/w2pb-icbu>; NYC Department of City Planning, PLUTO data dictionary 26v2, appendices C and D.

nyc_pluto_changes_df *PLUTO change file*

Description

Corrections that the Department of City Planning (DCP) applies to source agency values when building PLUTO. One row per lot and field changed. The changes listed are those in effect in release 26v2, including programmatic changes first made in earlier releases.

Usage

nyc_pluto_changes_df

Format

nyc_pluto_changes_df:

A tibble with 42,955 rows and 7 columns:

bbl Borough-block-lot of the changed lot, 10 digits (character). Joins to bbl in `nyc_pluto()`.

field PLUTO field changed, e.g. "yearbuilt", "ownername", "lotarea" (character).

old_value Original value from the source agency (character).

new_value Value in PLUTO after the change (character).

type Kind of change (integer). DCP's metadata does not define the codes; the reasons recorded with them indicate 1 programmatic changes (e.g. normalized owner names, zero lot areas), 2 research changes (e.g. LPC year built, Property Tax System errors), and 3 user-reported changes.

reason Reason for the change, e.g. "LPC year built", "Normalized owner name", "Zero lot area", "PTS error - units" (character).

version For programmatic changes, the PLUTO release in which the change was introduced, e.g. "20v1" (character).

Details

The most common changes are year built replaced by the Landmarks Preservation Commission's date for about 26,000 buildings in historic districts, normalized names of public owners, and zero lot areas replaced by the area of the lot on the Digital Tax Map. Lots with any change have `dcpedited == "1"` in `nyc_pluto()`.

Author(s)

Kieran Healy

Source

NYC Open Data, PLUTO Change File, <https://data.cityofnewyork.us/d/qt5r-nqxp>

nyc_pluto_land_use_df *PLUTO land use categories*

Description

The 11 land use categories that the Department of City Planning assigns to tax lots in PLUTO, with the building classes in each.

Usage

nyc_pluto_land_use_df

Format

nyc_pluto_land_use_df:

A tibble with 11 rows and 3 columns:

landuse Land use code, "01"–"11" (character). Joins to landuse in `nyc_pluto()`.

description Land use category, e.g. "One & Two Family Buildings", "Vacant Land" (character).

bldgclasses Building classes assigned to the category (character). A trailing * means every class with that first letter, e.g. "A*" is all one-family dwellings.

Details

Building classes R0, RT, Y5, Z7, and Z9 are not assigned to a land use category, so lots with those classes have no landuse.

Author(s)

Kieran Healy

Source

NYC Department of City Planning, PLUTO data dictionary 26v2, appendix D.

nyc_pluto_path	<i>Get the file path to the PLUTO GeoParquet file</i>
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Description

Returns the path to the GeoParquet file bundled with this package. Useful for direct access via arrow, DuckDB, or GDAL.

Usage

```
nyc_pluto_path()
```

Value

A character string file path.

Examples

```
nyc_pluto_path()
```

nyc_pluto_to_sf	<i>Convert collected PLUTO data to an sf object</i>
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Description

Takes a data frame (typically from `nyc_pluto()` after filtering and collecting) and converts it to an sf object, with either the lot polygons or points at the lots' approximate locations.

Usage

```
nyc_pluto_to_sf(df, geometry = c("polygon", "point"), crs = 2263)
```

Arguments

df	A data frame with a geometry column of WKB (for polygons) or latitude and longitude columns (for points).
geometry	"polygon" (the default) for lot polygons, or "point" for points from latitude and longitude.
crs	Target CRS. Default is EPSG:2263 (NAD83 / New York Long Island, ftUS).

Value

An sf object. Rows without the requested geometry are dropped, with a message.

Examples

```
## Not run:
library(dplyr)

nyc_pluto() |>
  filter(borough == "BK", cd == 306) |>
  collect() |>
  nyc_pluto_to_sf()

nyc_pluto() |>
  filter(landuse == "03") |>
  select(bbl, unitsres, latitude, longitude) |>
  collect() |>
  nyc_pluto_to_sf(geometry = "point")

## End(Not run)
```

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