

## Chapter 9. Land Use

This chapter presents data on land and lot usage in New York City's community districts. This information is derived from New York City's 2004 Real Property Assessment Data file. Not all of the land area in New York is contained within lots: large parks, airports, streets, sidewalks, and bodies of water are excluded. A small percentage of lots are not assigned to any of New York's 59 community districts; these lots are excluded.

There are approximately 5.6 billion square feet of lot area in New York City's community districts. Queens has the largest share of this lot area, 32.7%. Brooklyn has another 23.5% of total lot area, followed by Staten Island with 21.8%, the Bronx with 14.4%, and Manhattan with 7.6% (Borough Table 9-1).

Lots in New York City are assigned to one of three basic zoning districts: residential, com-

**Borough Table 9-1 Land Use Zoning of Lots in the Five Boroughs, 2003 and 2004**

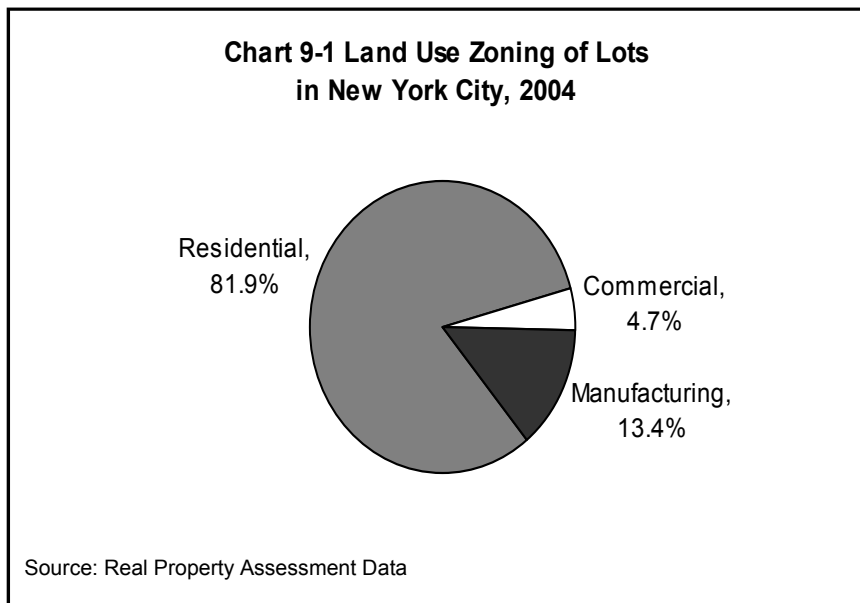
		Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
<b>Buildable Land Area (millions of square feet)</b>							
<b>Residential:</b>	<b>2003</b>	652.6	1,072.2	278.6	1,636.8	948.8	4,589.0
	<b>2004</b>	654.0	1,072.4	279.3	1,638.1	948.4	4,592.1
<b>Commercial:</b>	<b>2003</b>	58.8	42.0	91.3	41.0	29.5	262.7
	<b>2004</b>	58.6	40.7	92.0	40.6	29.1	261.0
<b>Manufacturing:</b>	<b>2003</b>	95.5	200.8	49.9	157.2	250.2	753.6
	<b>2004</b>	95.2	200.6	49.7	157.2	249.1	751.8
<b>Total:</b>	<b>2003</b>	808.2	1,322.3	425.5	1,842.0	1,229.9	5,627.8
	<b>2004</b>	809.1	1,321.5	427.2	1,843.0	1,227.9	5,628.7
<b>Percent of Total Land:</b>	<b>2003</b>	14.4%	23.5%	7.6%	32.7%	21.9%	100.0%
	<b>2004</b>	14.4%	23.5%	7.6%	32.7%	21.8%	100.0%
<b>Buildable Land Area (percent)</b>							
<b>Residential:</b>	<b>2003</b>	80.9%	81.5%	66.4%	89.2%	77.2%	81.9%
	<b>2004</b>	81.0%	81.6%	66.3%	89.2%	77.3%	81.9%
<b>Commercial:</b>	<b>2003</b>	7.3%	3.2%	21.8%	2.2%	2.4%	4.7%
	<b>2004</b>	7.2%	3.1%	21.9%	2.2%	2.4%	4.7%
<b>Manufacturing:</b>	<b>2003</b>	11.8%	15.3%	11.9%	8.6%	20.4%	13.4%
	<b>2004</b>	11.8%	15.3%	11.8%	8.6%	20.3%	13.4%
Source: Real Property Assessment Data							

## Borough Table 9-2 Vacant Lot Area in the Five Boroughs, 2003 and 2004

	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total
<b>Buildable Land Area (millions of square feet)</b>						
<b>2003</b>	35.2	66.8	10.2	84.0	221.5	417.7
<b>2004</b>	34.8	65.3	10.0	82.5	219.9	412.4
<b>Buildable Land Area (percent)</b>						
<b>2003</b>	4.4%	5.1%	2.4%	4.6%	18.0%	7.5%
<b>2004</b>	4.3%	5.0%	2.4%	4.5%	17.9%	7.4%

Source: Real Property Assessment Data

mercial, or manufacturing. Each of these categories is further subdivided according to intensity of use, allowable building bulk, residential density, and/or other characteristics. Only the basic classification is provided here. The majority of New York's lots, 81.9%, are in residential districts, another 13.4% are zoned for manufacturing, and 4.7% of lots are zoned for commercial use. This mix varies somewhat by borough. Queens is overwhelmingly residential, with only 2.2% of lot area zoned commercial



and 8.6% zoned for manufacturing. Staten Island has the largest share of lot area zoned for manufacturing, 20.3%. Not surprisingly, the largest share of lot area zoned for commerce is found in Manhattan (21.9%) (Borough Table 9-1). These percentages have changed only slightly since 2003.

The Real Property Assessment Data file also provides information on vacant lots. In 2004, 7.4% of the lot area in New York City was classified as vacant. This area amounts to over 412 million square feet of space. By far, Staten Island has the largest share of vacant lots, 17.9%, as well as the greatest area of vacant lot space, 219.9 million square feet. Brooklyn has 5.0% vacant lot area, Queens has 4.5%, and the Bronx has 4.3% vacant lot area. Manhattan has the least vacant lot area, only 2.4% (Borough Table 9-2). The percent of vacant lot area has decreased slightly, by 0.1% since 2003.

Among community districts, Tottenville/Great Kills in southern Staten Island has the most vacant lot area—105.9 million square feet—accounting for almost half the vacant lot area in Staten Island. The South Beach/Willowbrook section of Staten Island has another 76.7 million square feet, and St. George/Stapleton in northern Staten Island has 37.4 million square feet. Sizable vacant lot area is also found in the Rockaway/Broad Channel community district in Queens (31.9 mil-

lion sq. ft.) and in East New York/Starrett City in Brooklyn (20.0 million sq. ft.).

The five community districts with the lowest proportion of vacant land are all located in Manhattan. Together, these five districts include less than half a million square feet of vacant land. These areas are Stuyvesant Town/Turtle Bay, the Upper East Side, Midtown, the Financial District and Greenwich Village/Soho (Exhibit 9-1).

**Exhibit 9-1 Highest and Lowest Vacant Lot Area  
(millions of square feet), 2004**

<u>Highest:</u>		
Staten Island	Tottenville/Great Kills	105.9
Staten Island	South Beach/Willowbrook	76.6
Staten Island	St. George/Stapleton	37.4
Queens	Rockaway/Broad Channel	31.9
Brooklyn	East New York/Starrett City	20.0
<u>Lowest:</u>		
Manhattan	Stuyvesant Town/Turtle Bay	0.1
Manhattan	Upper East Side	0.1
Manhattan	Midtown	0.1
Manhattan	Financial District	0.2
Manhattan	Greenwich Village/Soho	0.2

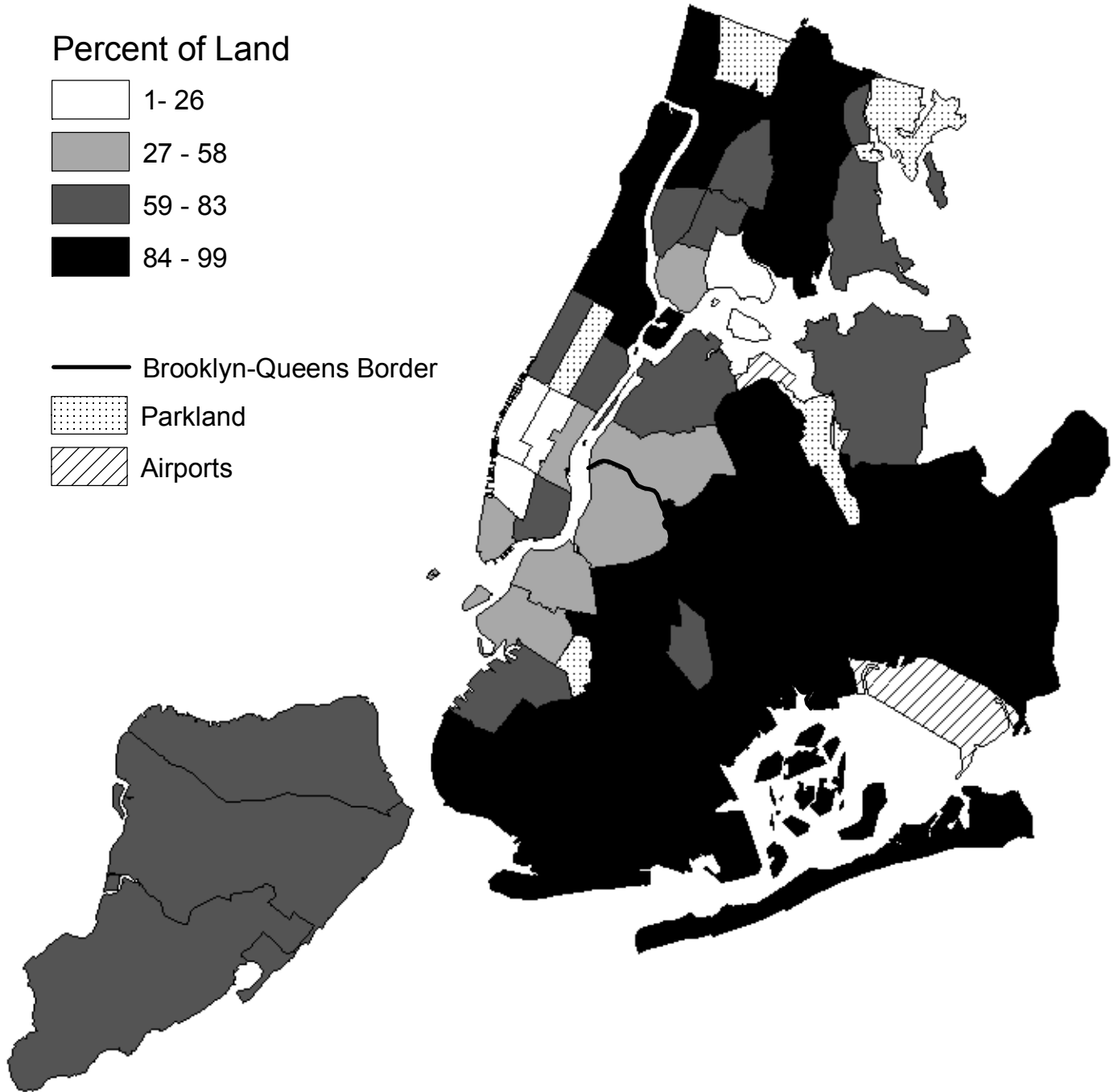
Source: Real Property Assessment Data

## Neighborhood Table 9-1 Lots Zoned Residential in New York City Community Districts, 2004

<b>Borough</b>	<b>Community District</b>	<b>Buildable Land Area (millions of sq. ft.)</b>	<b>Percent of Land</b>
Bronx	101 Mott Haven/Melrose	21.1	37.0%
Bronx	102 Hunts Point/Longwood	11.9	23.6%
Bronx	103 Morrisania/Crotona	24.5	79.9%
Bronx	104 Highbridge/Concourse	27.7	79.7%
Bronx	105 Fordham/University Heights	21.1	86.6%
Bronx	106 Belmont/East Tremont	22.1	82.5%
Bronx	107 Kingsbridge Hgths/Bedford	30.3	93.4%
Bronx	108 Riverdale/Fieldston	73.6	98.1%
Bronx	109 Parkchester/Soundview	72.9	86.3%
Bronx	110 Throgs Neck/Co-op City	104.2	79.1%
Bronx	111 Morris Park/Bronxdale	55.3	89.8%
Bronx	112 Williamsbridge/Baychester	189.4	95.4%
Brooklyn	201 Greenpoint/Williamsburg	36.6	41.4%
Brooklyn	202 Fort Greene/Brooklyn Heights	31.8	54.5%
Brooklyn	203 Bedford Stuyvesant	48.5	89.8%
Brooklyn	204 Bushwick	36.3	87.7%
Brooklyn	205 East New York/Starrett City	109.1	87.9%
Brooklyn	206 Park Slope/Carroll Gardens	33.7	50.9%
Brooklyn	207 Sunset Park	49.6	58.6%
Brooklyn	208 Crown Heights	27.5	90.1%
Brooklyn	209 South Crown Heights/Prospect	31.5	96.5%
Brooklyn	210 Bay Ridge/Dyker Heights	81.6	96.9%
Brooklyn	211 Bensonhurst	61.1	88.4%
Brooklyn	212 Borough Park	59.4	90.7%
Brooklyn	213 Coney Island	64.6	89.6%
Brooklyn	214 Flatbush/Midwood	50.5	92.8%
Brooklyn	215 Sheepshead Bay	83.8	94.0%
Brooklyn	216 Brownsville	27.8	83.2%
Brooklyn	217 East Flatbush	54.8	90.7%
Brooklyn	218 Flatlands/Canarsie	184.0	89.8%
Manhattan	301 Financial District	11.4	38.0%
Manhattan	302 Greenwich Village/Soho	7.2	26.4%
Manhattan	303 Lower East Side/Chinatown	23.6	70.5%
Manhattan	304 Clinton/Chelsea	9.0	24.6%
Manhattan	305 Midtown	0.4	1.5%
Manhattan	306 Stuyvesant Town/Turtle Bay	14.1	57.0%
Manhattan	307 Upper West Side	32.1	82.9%
Manhattan	308 Upper East Side	29.9	76.1%
Manhattan	309 Morningside Heights/Hamilton	24.2	90.7%
Manhattan	310 Central Harlem	24.6	92.8%
Manhattan	311 East Harlem	49.3	93.5%
Manhattan	312 Washington Heights/Inwood	53.4	92.1%
Queens	401 Astoria	64.9	74.1%
Queens	402 Woodside/Sunnyside	40.3	47.7%
Queens	403 Jackson Heights	48.4	92.6%
Queens	404 Elmhurst/Corona	37.8	92.9%
Queens	405 Ridgewood/Maspeth	141.1	86.0%
Queens	406 Rego Park/Forest Hills	47.5	93.1%
Queens	407 Flushing/Whitestone	194.1	82.8%
Queens	408 Hillcrest/Fresh Meadows	135.3	99.0%
Queens	409 Ozone Park/Woodhaven	74.7	92.1%
Queens	410 S. Ozone Park/Howard Beach	107.4	90.0%
Queens	411 Bayside/Little Neck	177.8	99.4%
Queens	412 Jamaica/Hollis	160.3	90.7%
Queens	413 Queens Village	224.7	95.5%
Queens	414 Rockaway/Broad Channel	183.7	95.0%
Staten Island	501 St. George/Stapleton	225.0	74.2%
Staten Island	502 S. Beach/Willowbrook	356.3	78.7%
Staten Island	503 Tottenville/Great Kills	367.0	78.1%
<b>Total</b>	<b>New York City</b>	<b>4,592.1</b>	<b>81.9%</b>

Source: Real Property Assessment Data

# Map 9-1 Percent of Lot Area Zoned Residential in New York City Community Districts, 2004



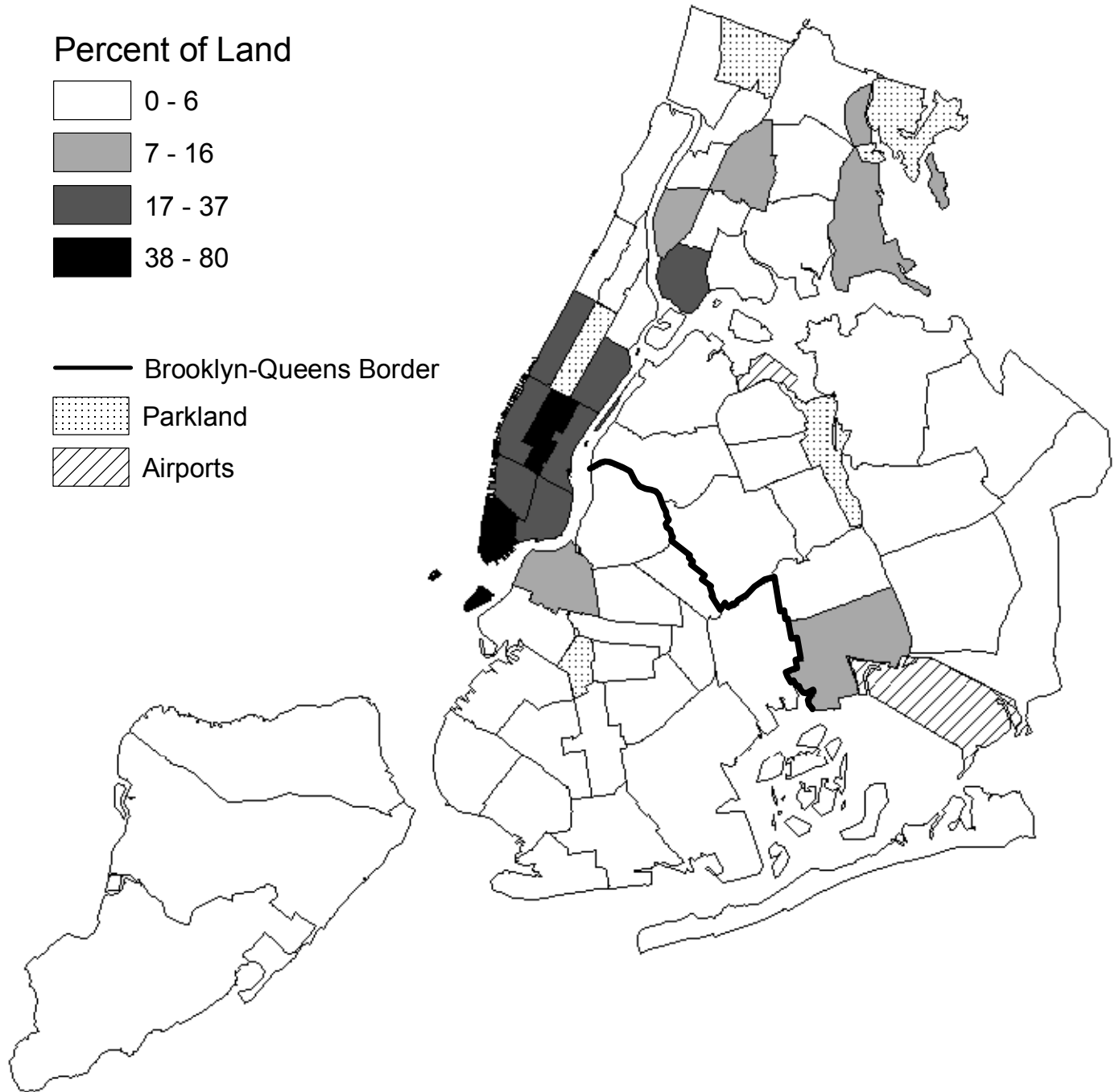
Source: Real Property Assessment Data

**Neighborhood Table 9-2**  
**Lots Zoned Commercial in New York City**  
**Community Districts, 2004**

<b>Borough</b>	<b>Community District</b>	<b>Buildable Land Area (millions of sq. ft.)</b>	<b>Percent of Land</b>
Bronx	101 Mott Haven/Melrose	19.5	34.2%
Bronx	102 Hunts Point/Longwood	2.0	4.0%
Bronx	103 Morrisania/Crotona	1.3	4.2%
Bronx	104 Highbridge/Concourse	3.1	9.0%
Bronx	105 Fordham/University Heights	1.5	6.2%
Bronx	106 Belmont/East Tremont	2.3	8.5%
Bronx	107 Kingsbridge Hgts/Bedford	1.7	5.3%
Bronx	108 Riverdale/Fieldston	0.3	0.4%
Bronx	109 Parkchester/Soundview	4.1	4.8%
Bronx	110 Throgs Neck/Co-op City	19.4	14.7%
Bronx	111 Morris Park/Bronxdale	1.6	2.6%
Bronx	112 Williamsbridge/Baychester	1.7	0.9%
Brooklyn	201 Greenpoint/Williamsburg	3.8	4.2%
Brooklyn	202 Fort Greene/Brooklyn Heights	5.8	9.9%
Brooklyn	203 Bedford Stuyvesant	1.0	1.9%
Brooklyn	204 Bushwick	1.1	2.6%
Brooklyn	205 East New York/Starrett City	2.8	2.2%
Brooklyn	206 Park Slope/Carroll Gardens	0.5	0.8%
Brooklyn	207 Sunset Park	0.7	0.9%
Brooklyn	208 Crown Heights	0.7	2.3%
Brooklyn	209 South Crown Heights/Prospect	0.8	2.4%
Brooklyn	210 Bay Ridge/Dyker Heights	0.8	1.0%
Brooklyn	211 Bensonhurst	1.9	2.7%
Brooklyn	212 Borough Park	1.6	2.4%
Brooklyn	213 Coney Island	4.5	6.2%
Brooklyn	214 Flatbush/Midwood	2.7	5.0%
Brooklyn	215 Sheepshead Bay	4.7	5.2%
Brooklyn	216 Brownsville	1.6	4.8%
Brooklyn	217 East Flatbush	2.0	3.2%
Brooklyn	218 Flatlands/Canarsie	3.8	1.8%
Manhattan	301 Financial District	15.3	50.8%
Manhattan	302 Greenwich Village/Soho	7.4	27.2%
Manhattan	303 Lower East Side/Chinatown	9.5	28.5%
Manhattan	304 Clinton/Chelsea	7.8	21.4%
Manhattan	305 Midtown	21.5	79.9%
Manhattan	306 Stuyvesant Town/Turtle Bay	9.3	37.4%
Manhattan	307 Upper West Side	6.4	16.6%
Manhattan	308 Upper East Side	8.6	22.0%
Manhattan	309 Morningside Heights/Hamilton	0.2	0.6%
Manhattan	310 Central Harlem	1.7	6.4%
Manhattan	311 East Harlem	1.4	2.6%
Manhattan	312 Washington Heights/Inwood	2.9	5.0%
Queens	401 Astoria	1.2	1.4%
Queens	402 Woodside/Sunnyside	1.1	1.3%
Queens	403 Jackson Heights	1.8	3.4%
Queens	404 Elmhurst/Corona	1.3	3.1%
Queens	405 Ridgewood/Maspeth	1.2	0.7%
Queens	406 Rego Park/Forest Hills	2.2	4.4%
Queens	407 Flushing/Whitestone	5.2	2.2%
Queens	408 Hillcrest/Fresh Meadows	1.4	1.0%
Queens	409 Ozone Park/Woodhaven	1.6	2.0%
Queens	410 S. Ozone Park/Howard Beach	10.2	8.5%
Queens	411 Bayside/Little Neck	0.7	0.4%
Queens	412 Jamaica/Hollis	6.1	3.4%
Queens	413 Queens Village	2.4	1.0%
Queens	414 Rockaway/Broad Channel	4.3	2.2%
Staten Island	501 St. George/Stapleton	10.3	3.4%
Staten Island	502 S. Beach/Willowbrook	12.0	2.7%
Staten Island	503 Tottenville/Great Kills	6.8	1.4%
<b>Total</b>	<b>New York City</b>	<b>261.0</b>	<b>4.7%</b>

Source: Real Property Assessment Data

# Map 9-2 Percent of Lot Area Zoned Commercial in New York City Community Districts, 2004



Source: Real Property Assessment Data

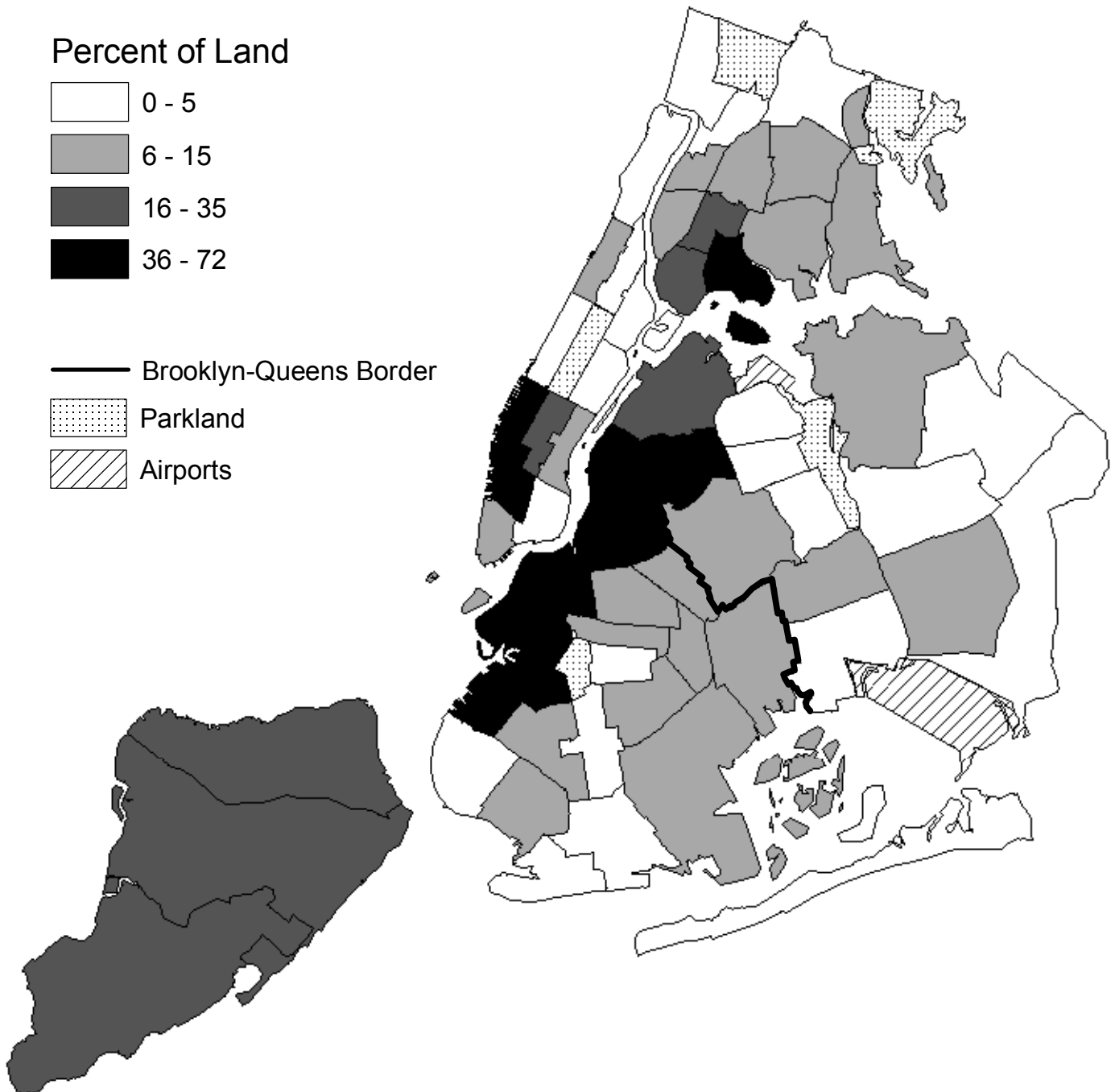
## Neighborhood Table 9-3 Lots Zoned Manufacturing in New York City Community Districts, 2004

<b>Borough</b>	<b>Community District</b>	<b>Buildable Land Area (millions of sq. ft.)</b>	<b>Percent of Land</b>
Bronx	101 Mott Haven/Melrose	16.5	28.8%
Bronx	102 Hunts Point/Longwood	36.5	72.4%
Bronx	103 Morrisania/Crotona	4.9	15.9%
Bronx	104 Highbridge/Concourse	3.9	11.3%
Bronx	105 Fordham/University Heights	1.8	7.2%
Bronx	106 Belmont/East Tremont	2.4	9.0%
Bronx	107 Kingsbridge Hgts/Bedford	0.4	1.3%
Bronx	108 Riverdale/Fieldston	1.1	1.5%
Bronx	109 Parkchester/Soundview	7.5	8.9%
Bronx	110 Throgs Neck/Co-op City	8.1	6.2%
Bronx	111 Morris Park/Bronxdale	4.7	7.6%
Bronx	112 Williamsbridge/Baychester	7.5	3.8%
Brooklyn	201 Greenpoint/Williamsburg	48.1	54.4%
Brooklyn	202 Fort Greene/Brooklyn Heights	20.7	35.5%
Brooklyn	203 Bedford Stuyvesant	4.4	8.2%
Brooklyn	204 Bushwick	4.0	9.7%
Brooklyn	205 East New York/Starrett City	12.2	9.8%
Brooklyn	206 Park Slope/Carroll Gardens	31.9	48.3%
Brooklyn	207 Sunset Park	34.3	40.5%
Brooklyn	208 Crown Heights	2.3	7.6%
Brooklyn	209 South Crown Heights/Prospect	0.3	1.1%
Brooklyn	210 Bay Ridge/Dyker Heights	1.8	2.1%
Brooklyn	211 Bensonhurst	6.1	8.8%
Brooklyn	212 Borough Park	4.5	6.9%
Brooklyn	213 Coney Island	3.0	4.2%
Brooklyn	214 Flatbush/Midwood	1.2	2.2%
Brooklyn	215 Sheepshead Bay	0.7	0.7%
Brooklyn	216 Brownsville	4.0	12.0%
Brooklyn	217 East Flatbush	3.7	6.1%
Brooklyn	218 Flatlands/Canarsie	17.2	8.4%
Manhattan	301 Financial District	3.4	11.2%
Manhattan	302 Greenwich Village/Soho	12.7	46.3%
Manhattan	303 Lower East Side/Chinatown	0.3	1.0%
Manhattan	304 Clinton/Chelsea	19.7	53.9%
Manhattan	305 Midtown	5.0	18.6%
Manhattan	306 Stuyvesant Town/Turtle Bay	1.4	5.6%
Manhattan	307 Upper West Side	0.2	0.5%
Manhattan	308 Upper East Side	0.8	1.9%
Manhattan	309 Morningside Heights/Hamilton	2.3	8.7%
Manhattan	310 Central Harlem	0.2	0.8%
Manhattan	311 East Harlem	2.1	3.9%
Manhattan	312 Washington Heights/Inwood	1.7	2.9%
Queens	401 Astoria	21.5	24.5%
Queens	402 Woodside/Sunnyside	43.1	51.0%
Queens	403 Jackson Heights	2.1	4.0%
Queens	404 Elmhurst/Corona	1.6	4.0%
Queens	405 Ridgewood/Maspeth	21.8	13.3%
Queens	406 Rego Park/Forest Hills	1.3	2.5%
Queens	407 Flushing/Whitestone	35.1	15.0%
Queens	408 Hillcrest/Fresh Meadows	0.0	0.0%
Queens	409 Ozone Park/Woodhaven	4.8	5.9%
Queens	410 S. Ozone Park/Howard Beach	1.7	1.4%
Queens	411 Bayside/Little Neck	0.3	0.2%
Queens	412 Jamaica/Hollis	10.5	5.9%
Queens	413 Queens Village	8.1	3.5%
Queens	414 Rockaway/Broad Channel	5.3	2.8%
Staten Island	501 St. George/Stapleton	68.1	22.5%
Staten Island	502 S. Beach/Willowbrook	84.6	18.7%
Staten Island	503 Tottenville/Great Kills	96.4	20.5%
<b>Total</b>	<b>New York City</b>	<b>751.8</b>	<b>13.4%</b>

Source: Real Property Assessment Data



# Map 9-3 Percent of Lot Area Zoned Manufacturing in New York City Community Districts, 2004



Source: Real Property Assessment Data

## Neighborhood Table 9-4 Vacant Lots in New York City Community Districts, 2004

<b>Borough</b>	<b>Community District</b>	<b>Buildable Land Area (millions of sq. ft.)</b>	<b>Percent of Land</b>
Bronx	101 Mott Haven/Melrose	1.7	3.0%
Bronx	102 Hunts Point/Longwood	2.7	5.3%
Bronx	103 Morrisania/Crotona	2.0	6.6%
Bronx	104 Highbridge/Concourse	1.7	4.8%
Bronx	105 Fordham/University Heights	1.0	4.1%
Bronx	106 Belmont/East Tremont	1.6	5.9%
Bronx	107 Kingsbridge Hgts/Bedford	1.2	3.8%
Bronx	108 Riverdale/Fieldston	3.5	4.7%
Bronx	109 Parkchester/Soundview	6.0	7.1%
Bronx	110 Throgs Neck/Co-op City	7.6	5.7%
Bronx	111 Morris Park/Bronxdale	1.3	2.1%
Bronx	112 Williamsbridge/Baychester	4.5	2.3%
Brooklyn	201 Greenpoint/Williamsburg	3.5	4.0%
Brooklyn	202 Fort Greene/Brooklyn Heights	1.3	2.1%
Brooklyn	203 Bedford Stuyvesant	4.8	9.0%
Brooklyn	204 Bushwick	2.9	7.0%
Brooklyn	205 East New York/Starrett City	20.0	16.1%
Brooklyn	206 Park Slope/Carroll Gardens	1.2	1.8%
Brooklyn	207 Sunset Park	0.7	0.8%
Brooklyn	208 Crown Heights	1.4	4.6%
Brooklyn	209 South Crown Heights/Prospect	0.5	1.6%
Brooklyn	210 Bay Ridge/Dyker Heights	0.2	0.3%
Brooklyn	211 Bensonhurst	1.0	1.4%
Brooklyn	212 Borough Park	0.8	1.3%
Brooklyn	213 Coney Island	8.2	11.3%
Brooklyn	214 Flatbush/Midwood	0.7	1.3%
Brooklyn	215 Sheepshead Bay	5.7	6.4%
Brooklyn	216 Brownsville	3.1	9.2%
Brooklyn	217 East Flatbush	1.1	1.8%
Brooklyn	218 Flatlands/Canarsie	8.2	4.0%
Manhattan	301 Financial District	0.2	0.5%
Manhattan	302 Greenwich Village/Soho	0.2	0.7%
Manhattan	303 Lower East Side/Chinatown	0.4	1.1%
Manhattan	304 Clinton/Chelsea	0.9	2.3%
Manhattan	305 Midtown	0.1	0.5%
Manhattan	306 Stuyvesant Town/Turtle Bay	0.1	0.5%
Manhattan	307 Upper West Side	2.2	5.7%
Manhattan	308 Upper East Side	0.1	0.3%
Manhattan	309 Morningside Heights/Hamilton	0.5	2.0%
Manhattan	310 Central Harlem	1.2	4.7%
Manhattan	311 East Harlem	1.5	2.9%
Manhattan	312 Washington Heights/Inwood	2.6	4.4%
Queens	401 Astoria	1.7	2.0%
Queens	402 Woodside/Sunnyside	5.2	6.1%
Queens	403 Jackson Heights	0.9	1.8%
Queens	404 Elmhurst/Corona	0.7	1.6%
Queens	405 Ridgewood/Maspeth	1.9	1.2%
Queens	406 Rego Park/Forest Hills	0.5	1.0%
Queens	407 Flushing/Whitestone	8.2	3.5%
Queens	408 Hillcrest/Fresh Meadows	1.2	0.9%
Queens	409 Ozone Park/Woodhaven	1.4	1.7%
Queens	410 S. Ozone Park/Howard Beach	7.1	6.0%
Queens	411 Bayside/Little Neck	10.8	6.1%
Queens	412 Jamaica/Hollis	6.0	3.4%
Queens	413 Queens Village	4.9	2.1%
Queens	414 Rockaway/Broad Channel	31.9	16.5%
Staten Island	501 St. George/Stapleton	37.4	12.3%
Staten Island	502 S. Beach/Willowbrook	76.6	16.9%
Staten Island	503 Tottenville/Great Kills	105.9	22.5%
<b>Total</b>	<b>New York City</b>	<b>412.4</b>	<b>7.5%</b>

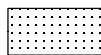
Source: Real Property Assessment Data

# Map 9-4 Vacant Lot Area in New York City Community Districts, 2004

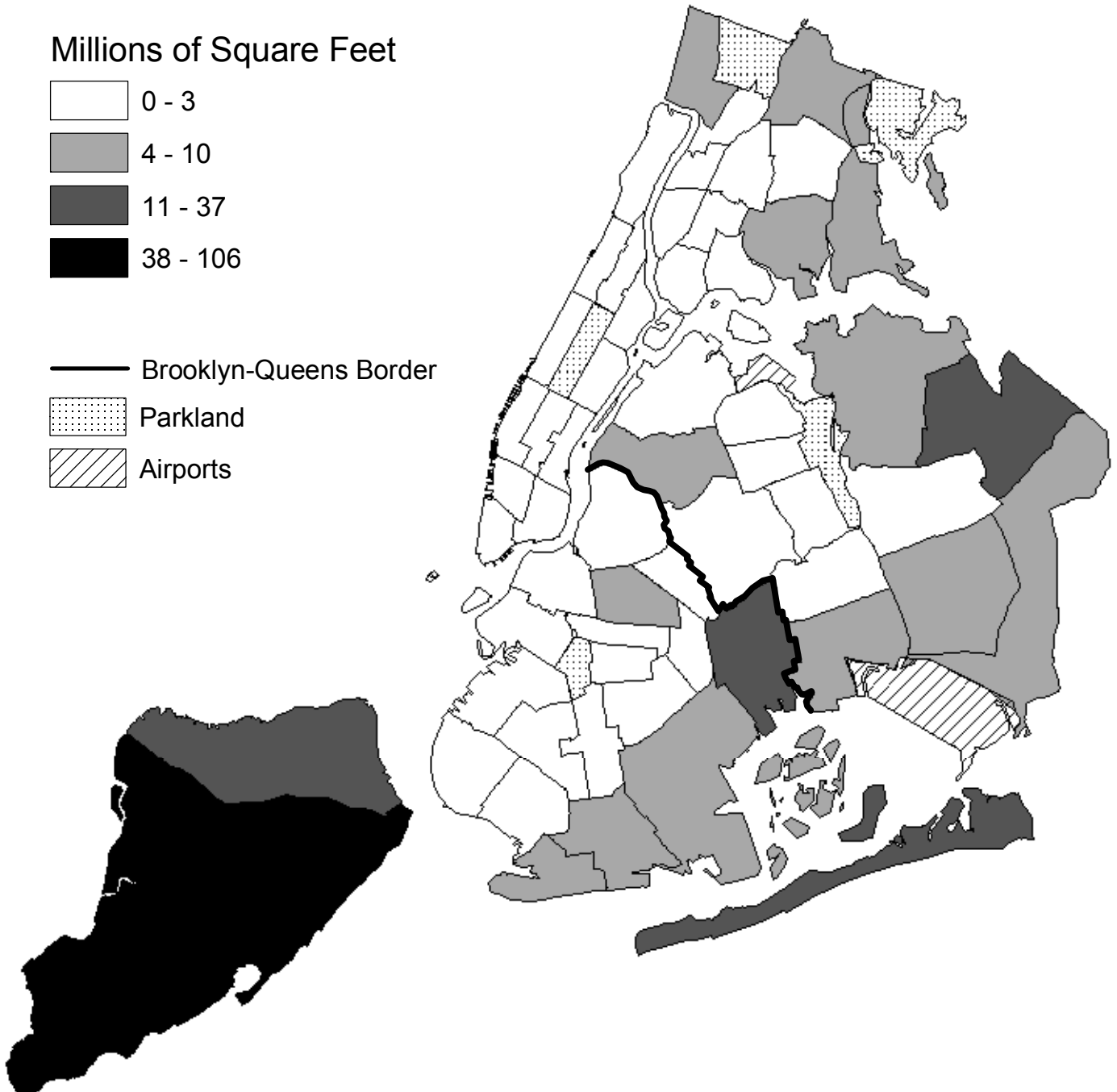
Millions of Square Feet



— Brooklyn-Queens Border

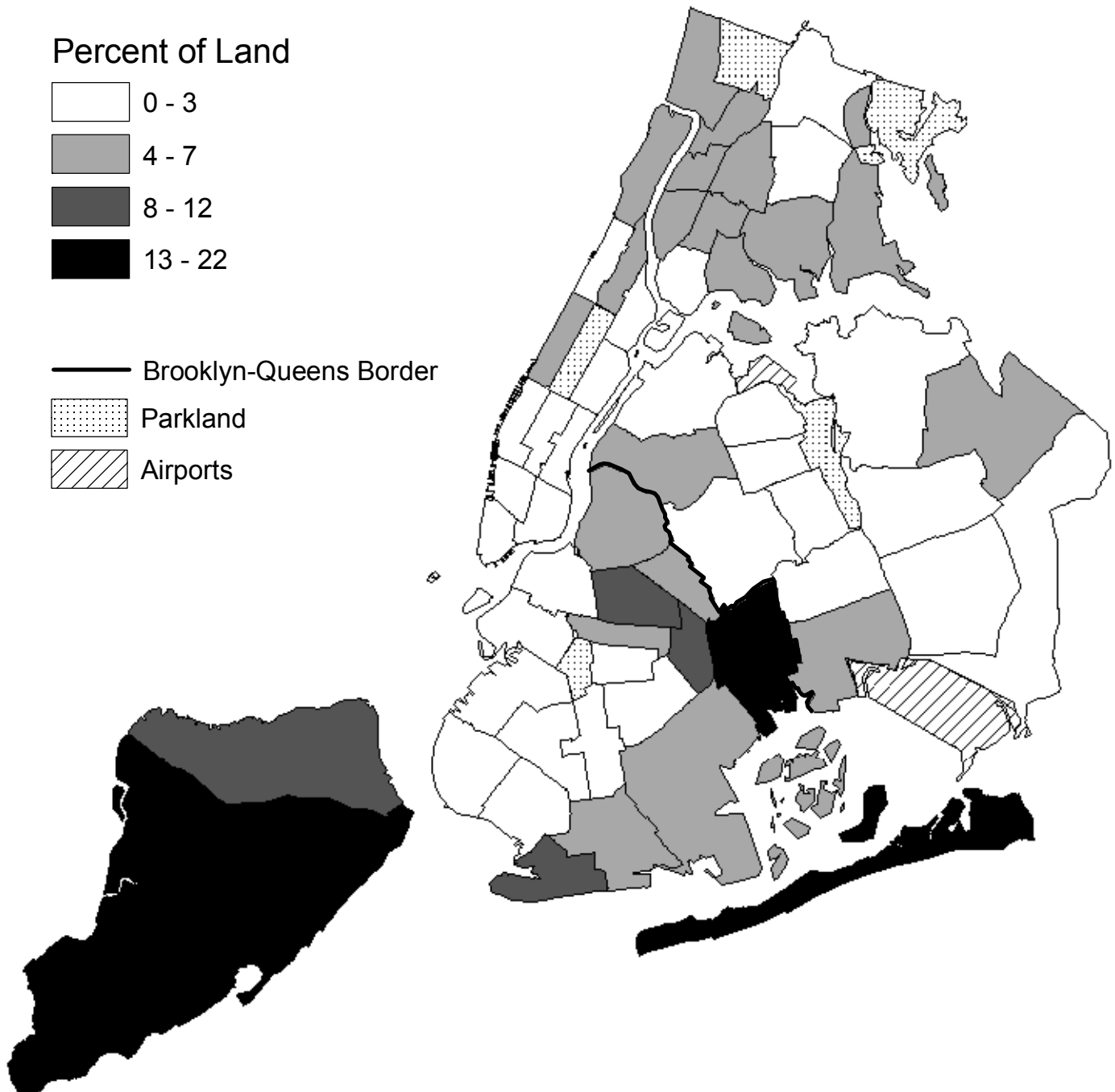
 Parkland

 Airports



Source: Real Property Assessment Data

# Map 9-5 Vacant Lots in New York City Community Districts, 2004



Source: Real Property Assessment Data