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Statistical Office

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Documentation for the maps Neighbourhood analysis, employment zones and commercial building land

Neighbourhood analysis

Basic use: residential zone, mixed zone, work zone, zone for public buildings, no building zone

Spatial level: Neighbourhood. A neighbourhood is defined here as a contiguous group of parcels* that are separated by dividing elements (roads, rivers, etc.) and have the same municipal zone designation. Neighbourhoods with an area of less than 100 m2 were excluded from the analysis.
*Note: The geometries used do not always correspond exactly to the parcels in the official survey, but rather to the geometries used by the Federal Office for Spatial Development (ARE) for floor area calculations.

Table area	Feature	Column*	Unit	Source	Status	Description
Overview	ID	QID	ID	STAT	2023	Neighbourhood ID
Overview	ID	GQID	ID	STAT	2023	Work zone ID
Overview	Municipality number*	U_BFSNR	Category	FSO	2023	Federal municipality number
Overview	Municipality	U_GEMEINDE	Category	FSO	2023	Municipality name
Overview	Area	U_AREA	m^2	ARE	2023	Area
Overview	Zone, harmonised at cantonal level	U_ZONE_KT	Category	ARE	2023	Aggregation of municipal zone designation (ÖREB: 'TYP_GDE_CODE') by the ARE.
Overview	Population	U_EINW	Number	KEP	2023	The number of residents includes all persons with their main, secondary or other residence within the neighbourhood perimeter. Persons who are registered in several locations are counted accordingly in several neighbourhoods.

Table area	Character	Column	Unit	Source	Status	Description
Overview	Employees	U_BESCH	Number	BUR	2023	The number of employees includes all persons who have been registered at workplaces within the neighbourhood perimeter. Although it can generally be assumed that the registered employees work on site, this is not necessarily the case. Conversely, persons may also work within a neighbourhood even though they are registered at a workplace outside the neighbourhood.
Overview	Floor space	U_GFL	m^2	ARE	2023	Built floor area
Overview	Floor space reserves	U_GFLR	m^2	ARE	2023	Floor space reserves. Only the basic usage data was used as the basis for calculating the floor space reserves. This means that no special usage plans or other deviations from the basic usage (area development, usage bonus, etc.) were taken into account. Please note: No maximum floor areas were calculated for the 'public buildings' and 'non-building zone' zones because the uses of these zones vary greatly.
Overview	Degree of development	U_AG	%	ARE	2023	Proportion of floor space already built (U_GFL) to theoretically possible floor space (U_GFL + U_GFLR). Only the basic usage data was used as the basis for calculating the degree of development. This means that no special usage plans or other deviations from basic usage (area development, usage bonus, etc.) were taken into account. Please note: No maximum floor areas were calculated for the 'public buildings' and 'non-building zone' zones because the uses of these zones vary greatly. Therefore, the degree of development cannot be shown for these zones.
Overview	Public transport quality class	U_OEV_GKL	Category	AFM	2023	The public transport quality class describes the quality and frequency of public transport services. The public transport quality classes are calculated using the following method: https://www.geolion.zh.ch/geodatensatz/1989/downloadMODEL

Table area	Feature	Column	Unit	Source	Status	Description
Usage	Population density	N_POP_HA	Persons/ha	KEP	2023	Population density is the ratio of the number of inhabitants to the area of the neighbourhood.
Use	Employment density	N_BESCH_HA	Persons/ha	BUR	2023	The employment density represents the number of employees in relation to the area of the neighbourhood.
Use	Use density	N_USE_HA	Persons/ha	KEP, BUR	2023	For the usage density, residents and employees are added together and set in relation to the area of the neighbourhood.
Usage	Number of households (HH)	N_HH	Number	KEP	2023	All persons within a dwelling are grouped together as a household. The number of households therefore corresponds to the number of occupied dwellings within the neighbourhood perimeter.
Use	HH with schoolchildren	N_HH_SCHOOL		KEP	2023	Percentage of households that meet the following criteria: - At least one child aged between 4 and 15.
Usage	HH in later family phase	N_HH_SPFAM	%	KEP	2023	Proportion of households that meet the following criteria: - At least one person aged between 16 and 25 - one to two persons aged 41 to 65 - fewer than 3 persons aged 66 to 75.
Use	HH in late retirement phase	N_HH_SPPE	%	KEP	2023	Proportion of households that meet the following criteria: - At least one person over the age of 76 - No persons or one person aged 66-75 - no person under the age of 65
Development	Area Small neighbourhood, built-up	B_FL_BB	m^2	ARE	2023	Building footprint
Development	Building	B_BUILDING	Number	GWR	2023	Existing building stock.

Table area	Feature	Column*	Unit	Source	Status	Description
						'Temporary accommodation' and 'special structures' are not included in the building stock here.
Development	Detached houses	B_EFH	%	GWR	2023	Proportion of existing 'single-family homes' in the existing building stock.
Development	Multi-family dwellings	B_MFH		GWR	2023	Proportion of existing 'multi-family dwellings', 'residential buildings with ancillary use' and 'buildings with partial residential use' in the existing building stock.
Development	of which condominiums	B_STWE	%	GWR, GVZ	2023	Proportion of existing condominiums in existing multi-family dwellings. This attribute does not indicate whether an apartment is occupied by the owner. It merely states whether a building belongs to a homeowners' association.
Development	Construction period before 1945	B_BP_VOR45	%	GWR	2023	Proportion of existing buildings constructed before 1945 in the existing building stock.
Development	Construction period 1945–1975	B_BP_45_75	%	GWR	2023	Proportion of existing buildings constructed between 1945 and 1975 in the existing building stock.
Development	Construction period 1976–2000	B_BP_76_00		GWR	2023	Proportion of existing buildings constructed between 1976 and 2000 in the existing building stock.
Development	Construction period after 2000	B_BP_N_00		GWR	2023	Proportion of existing buildings constructed after 2000 in the existing building stock.
Development	Planned buildings	B_GEB_PROJ	Number	GWR	2023	Totals all buildings in planning or under construction. Please note: Not all municipalities enter this information. For example, there is no information on this attribute for the city of Zurich.
Development	New buildings in the last 5 years	B_GEB_NEU_5	Number	GWR	2023	Number of new buildings (single-family homes and multi-family homes) in the last 5 years.

Table area	Feature	Column	Unit	Source	Status	Description
Development	Demolished building volume last 5 years	B_GEB_AB5	m^3	GVZ	2023	Demolished building volume over the last 5 years. Please note: This information is not available for all demolished buildings.
	Classification for colouring the districts analogous to GIS browser	QID_KLASS				The neighbourhoods are coloured in the GIS browser according to this attribute.

* Only included in data delivery

Note on data protection: Characteristics with a value of '0' cannot be specified for data protection reasons.

Work zones

Basic use: Work zone

Spatial level: Neighbourhood. A neighbourhood is defined here as a contiguous group of parcels* that are separated by dividing elements (roads, rivers, etc.) and have the same municipal zone designation. Neighbourhoods with an area of less than 100 m² were excluded from the analysis.
*Note: The geometries used do not always correspond exactly to the parcels in the official survey, but rather to the geometries used by the Office for Spatial Development (ARE) for floor area calculations.

Table area	Feature	Column*	Unit	Source	Status	Description
Overview	ID	GQID	ID	STAT	2023	Work zone ID
Overview	Municipality number*	U_BFSNR	Category	FSO	2023	Federal municipality number
Overview	Municipality	U_GEMEINDE	Category	FSO	2023	Municipality name
Overview	Area	U_AREA	m^2	ARE	2023	Area
Overview	Zone, harmonised at cantonal level	U_ZONE_KT	Category	ARE	2023	Aggregation of municipal zone designation (ÖREB: 'TYP_GDE_CODE') by the ARE.
Overview	Floor area	U_GFL	m^2	ARE	2023	Built floor area

Overview	Floor space reserves	U_GFLR	m^2	ARE	2023	Floor space reserves. Only the basic usage data was used as the basis for calculating the floor space reserves. This means that no special usage plans or other deviations from the basic usage (area development, usage bonus, etc.) were taken into account. Please note: No maximum floor areas were calculated for the 'public buildings' and 'non-building zone' zones because the uses of these zones vary greatly.
Overview	Degree of development	U_AG	%	ARE	2023	Proportion of floor space already built (U_GFL) to theoretically possible floor space (U_GFL + U_GFLR). Only the basic usage data was used as the basis for calculating the degree of development. This means that no special usage plans or other deviations from the basic usage (area development, usage bonus, etc.) were taken into account. Please note: No maximum floor areas have been calculated for the 'public buildings' and 'non-building zone' areas, as the uses of these areas vary greatly. Therefore, the degree of development for these areas cannot be specified.
Overview	Businesses	U_BUSINESSES	Number	BUR	2023	Number of workplaces in the neighbourhood. A definition of a workplace can be found here: https://www.bfs.admin.ch/bfsstatic/dam/assets/3303066/master
Overview	SMEs	U_SME	%	BUR	2023	Proportion of workplaces with between 25 and 250 employees in relation to all workplaces.
Overview	Employees	U_BESCH	Number	BUR	2023	Number of employees in the neighbourhood. Please note: Although it can generally be assumed that the reported employees work on site, this is not necessarily the case. Conversely, people who are registered at a workplace outside the district may also work on site.

Overview	Employee density	U_BESCH_HA	Persons/ha	BUR	2023	The employment density represents the number of employees in relation to the area of the neighbourhood.
Use	Workplace-intensive	N_WORK	%	BUR	2023	Proportion of employees in labour-intensive workplaces as a percentage of the total number of employees. The classification is based on the NOGA coding system. The specific implementation can be understood using the following table (spreadsheet 3: NOGA): https://www.web.statistik.zh.ch/kunden/arbeitszonen/Arbeitszonen_Region.xls
Use	Industrial/commercial	N_IND_GEW	%	BUR	2023	Proportion of employees in industrial/commercial workplaces as a percentage of the total number of employees in the district. The classification is based on the NOGA coding system. The specific implementation can be understood using the following table (spreadsheet 3: NOGA): https://www.web.statistik.zh.ch/kunden/arbeitszonen/Arbeitszonen_Region.xls
Use	Freight traffic intensive	N_GUETER	%	BUR	2023	Proportion of employees in freight transport-intensive workplaces as a percentage of the total number of employees in the district. The classification is based on the NOGA coding system. The specific implementation can be understood using the following table (spreadsheet 3: NOGA): https://www.web.statistik.zh.ch/kunden/arbeitszonen/Arbeitszonen_Region.xls
Use	Traffic-intensive	N_TRAFFIC	%	BUR	2023	Proportion of employees in traffic-intensive workplaces as a percentage of the total number of employees in the district. The classification is based on the NOGA coding system. The specific implementation can be traced using the following table (spreadsheet 3: NOGA): https://www.web.statistik.zh.ch/kunden/arbeitszonen/Arbeitszonen_Region.xls

Industry structure	Land use	B_LAND	%	BUR	2023	Proportion of employees in land use workplaces as a percentage of the total number of employees in the district. The classification is based on the NOGA coding system. The specific implementation can be traced using the following table (spreadsheet 3: NOGA): https://www.web.statistik.zh.ch/kunden/arbeitszonen/Arbeitszonen_Region.xls
Industry structure	Wholesale and research	B_GROSSH	%	BUR	2023	Proportion of employees in wholesale and research workplaces in relation to the total number of employees in the district. The classification is based on the NOGA coding system. The specific implementation can be seen in the following table (spreadsheet 3: NOGA): https://www.web.statistik.zh.ch/kunden/arbeitszonen/Arbeitszonen_Region.xls
Industry structure	Manufacturing	B_PRODG	%	BUR	2023	Proportion of employees in manufacturing workplaces as a percentage of the total number of employees in the district. The classification is based on the NOGA coding system. The specific implementation can be traced using the following table (spreadsheet 3: NOGA): https://www.web.statistik.zh.ch/kunden/arbeitszonen/Arbeitszonen_Region.xls
Industry structure	Craft trades and vehicle trade	B_HANDW	%	BUR	2023	Proportion of employees in craft trades and vehicle trade workplaces in relation to the total number of employees in the neighbourhood. The classification is based on the NOGA coding system. The specific implementation can be traced using the following table (spreadsheet 3: NOGA): https://www.web.statistik.zh.ch/kunden/arbeitszonen/Arbeitszonen_Region.xls
Industry structure	School and childcare	B_SCHOOL	%	BUR	2023	Proportion of employees in schools and childcare facilities as a percentage of the total number of employees in the district. The classification is based on the NOGA coding system. The specific implementation can be understood using the following table (spreadsheet 3: NOGA):

						https://www.web.statistik.zh.ch/kunden/arbeitszonen/Arbeitszonen_Region.xls
Industry structure	Leisure and hospitality	B_FREIZ	%	BUR	2023	Proportion of employees in leisure and hospitality workplaces in relation to the total number of employees in the neighbourhood. The classification is based on the NOGA coding system. The specific implementation can be understood using the following table (spreadsheet 3: NOGA): https://www.web.statistik.zh.ch/kunden/arbeitszonen/Arbeitszonen_Region.xls
Industry structure	Health and care	B_GESUND	%	BUR	2023	Proportion of employees in health and care workplaces in relation to the total number of employees in the district. The classification is based on the NOGA coding system. The specific implementation can be understood using the following table (spreadsheet 3: NOGA): https://www.web.statistik.zh.ch/kunden/arbeitszonen/Arbeitszonen_Region.xls
Industry structure	Retail	B_DETAIL	%	BUR	2023	Proportion of employees in retail workplaces as a percentage of the total number of employees in the neighbourhood. The classification is based on the NOGA coding system. The specific implementation can be traced using the following table (spreadsheet 3: NOGA): https://www.web.statistik.zh.ch/kunden/arbeitszonen/Arbeitszonen_Region.xls
Industry structure	Services not open to the public	B_DLOPV	%	BUR	2023	Proportion of employees in workplaces in services without public access as a percentage of the total number of employees in the district. The classification is based on the NOGA coding system. The specific implementation can be traced using the following table (spreadsheet 3: NOGA): https://www.web.statistik.zh.ch/kunden/arbeitszonen/Arbeitszonen_Region.xls

Industry structure	Services with public access	B_DLMPV	%	BUR	2023	Proportion of employees in workplaces in services open to the public as a percentage of the total number of employees in the neighbourhood. The classification is based on the NOGA coding system. The specific implementation can be traced using the following table (spreadsheet 3: NOGA): https://www.web.statistik.zh.ch/kunden/arbeitszonen/Arbeitszonen_Region.xls
Location quality	Plots	S_PARZ	Number	ARE	2023	Number of plots. Please note: A plot may be located in several neighbourhoods. Only the portion of the plot that lies within the neighbourhood geometry is considered here.
Location quality	Undeveloped plots (> 500m²)	S_PARZNB	Number	ARE	2023	Number of plots covering more than 500 m^2, at least 90 per cent of which are undeveloped (developed = building area, traffic area, sealed area). Please note: A plot may be located in several neighbourhoods. Only the portion of the plot that lies within the neighbourhood geometry is considered here.
Location quality	Largest undeveloped plot	S_GRPARZNB	m^2	ARE	2023	Area of the largest undeveloped plot. Please note: A plot may be located in several neighbourhoods. Only the portion of the plot that lies within the neighbourhood geometry is considered here.
Location quality	Public transport quality class	S_OEV_GKL	Category	AFM	2023	The public transport quality class describes the quality and frequency of public transport services. The public transport quality classes are calculated based on this procedure: https://afv.zh.ch/internet/volkswirtschaftsdirektion/afv/de/verkehrsgrundlagen/verkehrsangebot/erreichbarkeit_und_erschliessung/_jcr_content/contentPar/downloadlist/downloaditems/infoblatt_v_g_teklas.spooler.download.1493207234583.pdf/KTZH_AFV_Broschuere_OeV-Gueteklassen_2.0_2017.04.26.pdf
Location quality	Stop	S_HALTEST	Distance in metres	VBZ	2024	Euclidean distance (as the crow flies) to the nearest public transport stop.

						Please note: As the distance is determined by air, there may be a discrepancy between the shortest distance and the shortest travel/walking time.
Location quality	Motorway connection	S_AUTOBAHN	Distance in metres	Swisstopo (TLM)	2024	Euclidean distance (as the crow flies) to the nearest motorway junction (entrance/exit). Please note: As the distance is calculated as the crow flies, there may be a discrepancy between the shortest distance and the shortest driving/walking time. This is a problem on the Gold Coast, for example, where the shortest distance to the nearest motorway junction is on the other side of the lake.
Location quality	Track	S_TRACK	Distance in m	Swisstopo (TLM)	2024	Euclidean distance (as the crow flies) to the nearest standard gauge track (excluding tram tracks). Please note: As the distance is determined by air, there may be a discrepancy between the shortest distance and the shortest travel time.
Location quality	Commercial railway siding	S_AGLEIS	Distance in metres	AFM	2020	Euclidean distance (as the crow flies) to the nearest commercial siding. Please note: As the distance is determined by air, there may be a discrepancy between the shortest distance and the shortest travel/running time.
Location quality	Loading station	S_VERLAD	Distance in metres	ARE	2024	Euclidean distance (as the crow flies) to the nearest freight station /Free loading. From the 2024 publication onwards, the cantonal and regional structure plans will be used for the loading stations. Please note: As the distance is determined by air, there may be a discrepancy between the shortest distance and the shortest travel time/running time.

Note on data protection: Features with a value of '0' cannot be specified for data protection reasons.

Commercial building land

Basic use: Work zone

Spatial level: Parcels. Note: The geometries used do not always correspond exactly to the parcels in the official survey, but rather to the geometries used by the Federal Office for Spatial Development (ARE) for floor area calculations.

Table area	Feature	Column	Unit	Source	Status	Description
Overview	ID	PID	ID	STAT	2023	Commercial land ID
Overview	ID	QID	ID	STAT	2023	Neighbourhood ID
Overview	ID	GQID	ID	STAT	2023	Work zone ID
Overview	Municipality number*	U_BFSNR	Category	FSO	2023	Federal municipality number
Overview	Parish*	U_PARISH	Category	FSO	2023	Municipality name
Overview	Parcel area	U_PARZFL	m^2	GISZH	2023	Area

Overview	Parcel number	U_PARZNR	Number	GISZH	2023	Federal parcel number (EGRIS_EGRID)
Overview	Zone, harmonised at cantonal level	U_ZONE_KT	Category	ARE	2023	Aggregation of municipal zone designation (ÖREB: 'TYP_GDE_CODE') by the ARE.
Overview	Zone, municipal BZO	U_ZONE_GEM	Category	Municipality	2023	Municipal zone designation (ÖREB: 'TYP_GDE_CODE')
Overview	Buildable in	U_BUILDABLE	Category	ARE	2023	Development and infrastructure status of the plot.
Overview	Regional employment area	U_R_WORK	Category	ARE	2023	Provides information on whether a parcel is located in the regional employment area (yes/no).
Overview	Regional location promoter (1)	U_SF_KTAKT	Name	AWA	2023	Name of regional location promoters.
Overview	Regional location promoter (2)	U_SF_LINK	Link	AWA	2023	Link to the contact details of regional location promoters. Please note: The content of these websites is not maintained by the canton, but is the responsibility of the respective domain owners. Accordingly, the canton accepts no responsibility for the content presented there. If you have any questions about the content presented, please contact the regional location promotion representatives listed there.
Land information	Built-up area	F_BEBAUT	%	ARE	2023	Proportion of building area to total area
Area information	Traffic area	F_TRAFFIC	%	ARE	2023	Proportion of traffic area in relation to total area

Area information	Sealed area	F_VERSIEG	%	ARE	2023	Proportion of sealed areas in relation to the total area.
Area information	Green space	F_GREEN		ARE	2023	Proportion of green space in relation to total area.
Area information	Natural area	F_NATURE	%	ARE	2023	Proportion of natural area in relation to total area.
Area information	Agriculture	F_LANDW	%	ARE	2023	Proportion of agricultural land in relation to total land area.
Area information	Land use	F_LANDN	%	ARE	2023	Proportion of commercial, but not agricultural, land use in relation to total land area.
Area information	Other sealed area	F_UNVER	%	ARE	2023	Proportion of areas of sealed surfaces that cannot be clearly assigned to the total area.
Location quality	Stop	S_HALTEST	Distance in metres	VBZ	2024	Euclidean distance (as the crow flies) to the nearest public transport stop. Please note: As the distance is calculated as the crow flies, there may be a difference between the shortest distance and the shortest travel/walking time.
Location quality	Motorway connection	S_AUTOBAHN	Distance in metres	Swisstopo (TLM)	2024	Euclidean distance (as the crow flies) to the nearest motorway junction (entrance/exit). Please note: As the distance is calculated as the crow flies, there may be a discrepancy between the shortest distance and the shortest driving/walking time. This is a problem on the Gold Coast, for example, where the shortest distance to the nearest motorway junction is on the other side of the lake.

Location quality	Track	S_TRACK	Distance in m	Swisstopo (TLM)	2024	Euclidean distance (as the crow flies) to the nearest standard gauge track (excluding tram tracks). Please note: As the distance is calculated as the crow flies, there may be a discrepancy between the shortest distance and the shortest travel time/walking time.
Location quality	Commercial sidings	S_AGLEIS	Distance in metres	AFM	2020	Euclidean distance (as the crow flies) to the nearest commercial connecting track. Please note: As the distance is determined by air, there may be a discrepancy between the shortest distance and the shortest travel/running time.
Location quality	Loading station	S_VERLAD	Distance in metres	AFM	2024	Euclidean distance (as the crow flies) to the nearest freight station /free loading. From the 2024 publication onwards, the cantonal and regional structure plans will be used for the loading stations. Please note: As the distance is determined by air, there may be a discrepancy between the shortest distance and the shortest travel/running time.
Location quality	Contaminated site	S_KBS	Distance in m	AWEL (KbS)	2024	Euclidean distance (as the crow flies) to the nearest contaminated site. Further information on the type of contamination can be found in the register of contaminated sites (kbs): http://maps.zh.ch/s/xln2ykve Please note: As the distance is calculated as the crow flies, there may be a discrepancy between the shortest distance and the shortest travel time/walking time.
Location quality	Gas pipeline	S_GAS	Distance in metres	AWEL	2023	Euclidean distance (as the crow flies) to the nearest gas infrastructure facility of cantonal importance. Further information can be found in the energy plan of the Canton of Zurich here: http://maps.zh.ch/s/rhylxwmv Please note: As the distance is determined by air, there may be a discrepancy between the shortest distance and the shortest travel time.

Location quality	Heat network	S_HEAT	Distance in metres	AWEL	2019	Euclidean distance (as the crow flies) to the nearest heating network facility. Further information can be found in the energy plan of the Canton of Zurich here: http://maps.zh.ch/s/rhylxwmv Please note: As the distance is determined as the crow flies, there may be a discrepancy between the shortest distance and the shortest travel/walking time.
Location quality	Electricity grid	S_STROM	Distance in m	AWEL	2019	Euclidean distance (as the crow flies) to the nearest electricity infrastructure facility. Further information can be found in the energy plan of the Canton of Zurich here: http://maps.zh.ch/s/rhylxwmv Please note: As the distance is calculated as the crow flies, there may be a discrepancy between the shortest distance and the shortest travel time/walking time.
Location quality	Internet quality	S_BRBAND	Category	BAKOM	2023	Availability of fibre optic connections: not specified, poor, average, good, very good.

Contact

If you have any questions or would like to provide feedback on possible improvements to the service, please contact:

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