Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

131-00 - GENERAL PURPOSES

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LAST AMENDED
7/29/2009

The "Special Coney Island District" established in this Resolution is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following specific purposes:

(a) to preserve, protect and enhance the character of the existing amusement district as the location of the city's foremost concentration of amusements and an area of diverse uses of a primarily entertainment and entertainment-related nature;

(b) to facilitate and guide the development of a year-round amusement, entertainment and hotel district;

(c) to facilitate and guide the development of a residential and retail district;

(d) to provide a transition to the neighboring areas to the north and west;

(e) to provide flexibility for architectural design that encourages building forms that enhance and enliven the streetscape;

(f) to control the impact of development on the access of light and air to streets, the Boardwalk and parks in the district and surrounding neighborhood;

(g) to promote development in accordance with the area's District Plan and thus conserve the value of land and buildings, and thereby protect the City's tax revenues.

131-01 - General Provisions

LAST AMENDED
10/7/2021

The provisions of this Chapter shall apply within the #Special Coney Island District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, in #flood zones#, or for #transit-adjacent sites#, as defined in Section 66-11 (Definitions), in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), or Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI shall control.

NOTE: Self-certification of sewer connection applications will not be permitted by the Department of Buildings or Department of Environmental Protection in connection with any proposed #development# or #enlargement# in the #Special Coney Island District# for which sewer connection approval is required. Prior to filing a House or Site Connection application, all applicants will be required to submit a site-specific hydraulic analysis to the Department of Environmental Protection for its review and approval, to establish the adequacy of existing sanitary and storm sewers to serve the proposed #development# or #enlargement#.

131-02 - District Plan and Maps

LAST AMENDED

7/29/2009

The District Plan for the #Special Coney Island District# identifies specific areas comprising the Special District in which special zoning regulations are established in order to carry out the general purposes of the #Special Coney Island District#. The District Plan includes the following maps in the Appendix to this Chapter.

Map 1. Special Coney Island District and Subdistricts

Map 2. Mandatory Ground Floor Use Requirements

Map 3. Coney East Subdistrict Floor Area Ratios

Map 4. Street Wall Location

Map 5. Minimum and Maximum Base Heights

Map 6. Coney West Subdistrict Transition Heights

131-03 - Subdistricts

LAST AMENDED
7/29/2009

In order to carry out the purposes and provisions of this Chapter, four subdistricts are established as follows:

Coney East Subdistrict (CE)

Coney North Subdistrict (CN)

Coney West Subdistrict (CW)

Mermaid Avenue Subdistrict (MA)

In each of these subdistricts, certain special regulations apply which do not apply within the remainder of the #Special Coney Island District#. The subdistricts are specified on Map 1 in the Appendix to this Chapter.

131-04 - Applicability

LAST AMENDED
7/29/2009

131-041 - Applicability of Article VI, Chapter 2

LAST AMENDED
12/5/2024

The provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area), shall not apply in the #Special Coney Island District#.

131-042 - Applicability of Article VII, Chapter 4

LAST AMENDED
12/5/2024

The provisions of Section 74-194 (Public parking garages or public parking lots in high density central areas) shall not apply in the #Special Coney Island District#. In lieu thereof, #public parking lots# shall not be permitted, and #public parking garages# of any size shall be permitted as-of-right, provided such garages comply with the provisions of Section 131-52 (Use and Location of Parking Facilities).

131-043 - Modification of use and bulk regulations

LAST AMENDED
12/5/2024

(a) For zoning lots fronting upon Riegelmann Boardwalk, KeySpan Park and Highland View Park

Where the #lot line# of a #zoning lot# coincides or is within 20 feet of the boundary of Riegelmann Boardwalk, KeySpan Park or Highland View Park, such #lot line# shall be considered to be a #street line# for the purposes of applying all #use# and #bulk# regulations of this Resolution.

(b) For multiple buildings on the same zoning lot

For the purposes of applying the special #use# and #bulk# regulations of this Chapter, #abutting# #buildings# on the same #zoning lot# may be considered one #building#.

131-05 - Definitions

LAST AMENDED

For purposes of this Chapter, matter in italics is defined in Sections 12-10 (DEFINITIONS), 32-301 (Definitions), or in this Section.

Outdoor amusement parks

For the purposes of this Chapter, the definition of "outdoor amusement park" set forth in Section 12-10 shall be modified to also include recreational attractions, rides, games and other forms of entertainment for visitors of all ages, as found in North American Industry Classification System (NAICS) industry code 71311 (Amusement and Theme Parks) that are enclosed within a #building or other structure#.