



## **Zoning Resolution**

**THE CITY OF NEW YORK**  
**Zohran K. Mamdani, Mayor**

**CITY PLANNING COMMISSION**  
**Daniel R. Garodnick, Chair**

# **131-04 - Applicability**

File generated by <https://zr.planning.nyc.gov> on 2/12/2026

---

## **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#.