



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

131-04 - Applicability

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131-04 - Applicability

LAST AMENDED
7/29/2009

131-041 - Applicability of Article I, Chapter 5

LAST AMENDED
3/28/2012

The provisions of Article I, Chapter 5 (Residential Conversion Within Existing Buildings), shall apply in the #Special Coney Island District#, as modified in this Section. The change of non-#residential# #floor area# to #residences# in #buildings#, or portions thereof, erected prior to January 1, 1977, shall be permitted subject to Sections [15-11](#) (Bulk Regulations), [15-12](#) (Open Space Equivalent) and [15-30](#) (MINOR MODIFICATIONS), paragraph (b). #Uses# in #buildings# erected prior to January 1, 1977, containing both #residential# and non-#residential uses# shall not be subject to the provisions of Section [32-42](#) (Location Within Buildings).

131-042 - Applicability of Article VI, Chapter 2

LAST AMENDED
3/28/2012

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

131-043 - Applicability of Article VII, Chapter 4

LAST AMENDED
6/6/2024

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).

131-044 - Modification of use and bulk regulations

LAST AMENDED
3/28/2012

- (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#.