Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

131-30 - FLOOR AREA, LOT COVERAGE AND YARD REGULATIONS

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131-30 - FLOOR AREA, LOT COVERAGE AND YARD REGULATIONS

LAST AMENDED
2/2/2011

The #floor area ratio# regulations of the underlying districts shall be modified as set forth in this Section, inclusive.

131-31 - Coney East Subdistrict

LAST AMENDED
2/2/2011

(a) Except on Parcel 3, as shown on Map 3 (Coney East Subdistrict Floor Area Ratios) in the Appendix to this Chapter, the maximum #floor area ratio# of the underlying C7 District shall not apply. In lieu thereof, the maximum #floor area ratio# is specified for each #block#, or portion thereof, as shown on Map 3. On Parcel 2, as shown on Map 3, the maximum #floor area ratio# for a #public parking garage# shall be 4.0.

On Parcel 3, the maximum #floor area ratio# of the underlying C7 District shall apply. Furthermore, #floor area# attributable to Parcel 3 shall be used exclusively within Parcel 3.

(b) In the Coney East Subdistrict, no #rear yards# shall be required.

131-32 - Coney West, Coney North and Mermaid Avenue Subdistricts

LAST AMENDED

7/29/2009

131-321 - Special floor area regulations for residential uses

LAST AMENDED

12/5/2024

R7A R7D R7X

(a) Maximum #floor area ratio#

The maximum #floor area ratios# for #zoning lots# containing standard #residences# and maximum #floor area ratios# for #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing# are set forth in the table in this Section. Parcels A through F within R7D Districts are shown on Map 1 (Special Coney Island District and Subdistricts).

FLOOR AREA RATIO FOR BUILDINGS CONTAINING RESIDENCES

Subdistrict/Parcels	Zoning District	Maximum #floor area ratio# for standard #residences#	Maximum #floor area ratio# for #qualifying affordable housing# or #qualifying senior housing#

Coney West Parcels: A, B, C, D	R7D	4.8	5.8
Coney West Parcels: E, F	R7D	4.6	5.5
Coney North	R7X	4.0	5.0
Mermaid Avenue	R7A	3.8	4.6

(b) Coney West #floor area# distribution

In the Coney West Subdistrict, #floor area# attributable to #zoning lots# within the following sets of parcels, as shown on Map 1 in the Appendix to this Chapter, may be distributed anywhere within such sets of parcels:

Parcels A and B

Parcels C and D

Parcels E and F.

In addition, #floor area# attributable to #block# 7071, lot 130, within Parcel B may be distributed anywhere within Parcels C or D.

131-322 - Special floor area regulations for community facility uses

LAST AMENDED
7/29/2009

In the Coney West and Coney North Subdistricts, the maximum permitted #floor area ratio# for #community facility uses# shall be 2.0.

131-323 - Special floor area ratio regulations for hotel uses

LAST AMENDED
7/29/2009

In the Coney North Subdistrict, for #transient hotels# located within 200 feet of Surf Avenue between Stillwell Avenue and West 16th Street, the maximum permitted #floor area ratio# shall be 3.75.

131-324 - Lot coverage

LAST AMENDED
10/10/2013

In the #Special Coney Island District#, the level of any #building# containing #accessory# parking spaces or non-#residential uses# shall be exempt from #lot coverage# regulations.