

## **Zoning Resolution**

THE CITY OF NEW YORK

**CITY PLANNING COMMISSION** 

Eric Adams, Mayor

Daniel R. Garodnick, Chair

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

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### 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

Subdis	Zoning trict/Parcels	; District	ratio# for standard	um #floor area ratio# for #qualifying affordable housing# or #qualifying senior housing#
Coney	West Parce <b>R:</b> 7AD B, C, D	4.8	5.8	
Coney	West R7D Parcels: E, F	4.6	5.5	
Coney	NortlR7X	4.0	5.0	
Merma	id Av Rovi A	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.