



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

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

File generated by <https://zr.planning.nyc.gov> on 1/19/2025

---

## 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  
10/9/2013

R7A R7D R7X

(a) Applicability of Inclusionary Housing Program

R7A, R7D and R7X Districts within the #Special Coney Island District# shall be #Inclusionary Housing designated areas#, pursuant to Section [12-10](#) (DEFINITIONS), for the purpose of making the Inclusionary Housing Program regulations of Section [23-90](#), inclusive, applicable as modified within the Special District.

(b) Maximum #floor area ratio#

The base #floor area ratio# for any #zoning lot# containing #residences# shall be as set forth in the table in this Section. Such base #floor area ratio# may be increased to the maximum #floor area ratio# set forth in the table through the provision of #affordable housing#, pursuant to the provisions for #Inclusionary Housing designated areas#, as set forth in Section [23-90](#) (INCLUSIONARY HOUSING), inclusive. 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	Base #floor area ratio#	Maximum #floor area ratio#
Coney West Parcels: A, B, C, D	R7D	4.35	5.8
Coney West Parcels: E, F	R7D	4.12	5.5
Coney North	R7X	3.75	5.0
Mermaid Avenue	R7A	3.45	4.6

(c) 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.

(d) Height and setback

For all #zoning lots#, or portions thereof, located in the Coney West or Coney North Subdistricts, the height and setback regulations of Section [23-664](#) (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors) shall not apply. In lieu thereof, the height and setback regulations of this Chapter shall apply.

---

### **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.