



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

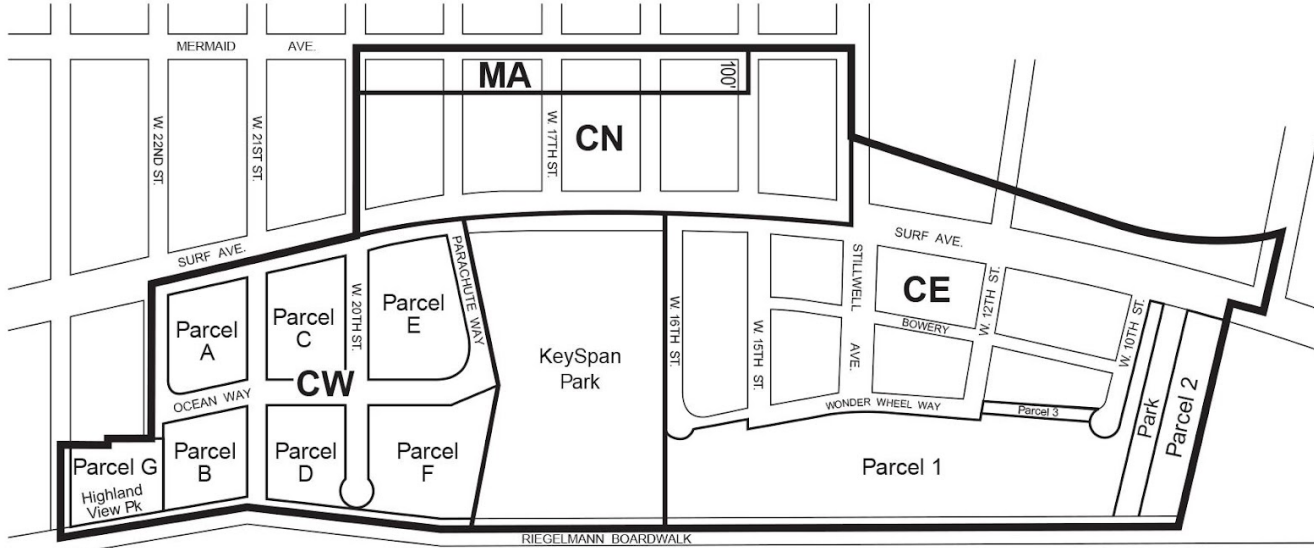
# Appendix A

File generated by <https://zr.planning.nyc.gov> on 6/30/2024

# Appendix A - Coney Island District Plan

LAST AMENDED  
12/19/2013

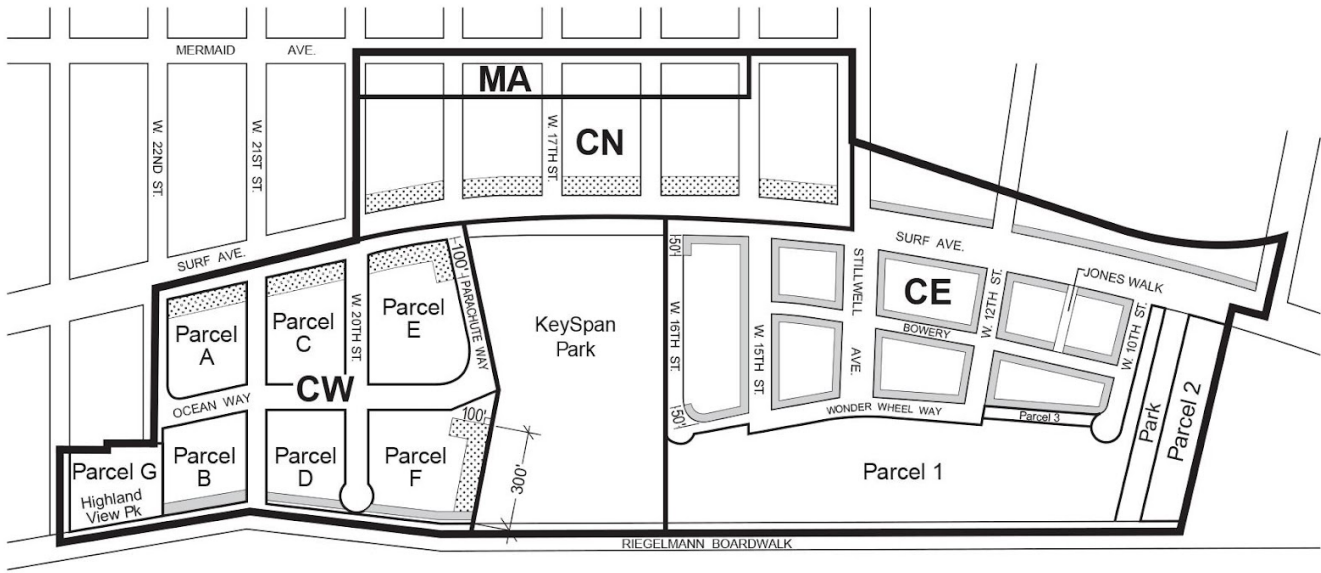
Map 1 - Special Coney Island District and Subdistricts




- Special Coney Island District
- Special Coney Island Subdistrict
- Parcel Boundary

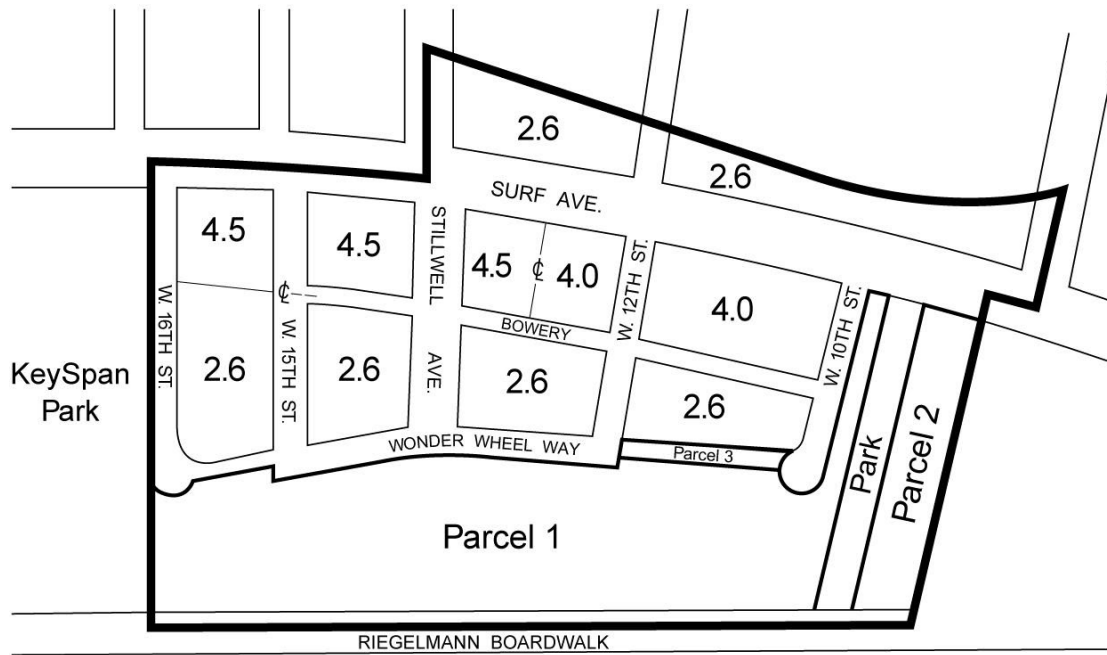
- CE** Coney East Subdistrict
- CN** Coney North Subdistrict
- CW** Coney West Subdistrict
- MA** Mermaid Avenue Subdistrict

Map 2 - Mandatory Ground Floor Use Requirements



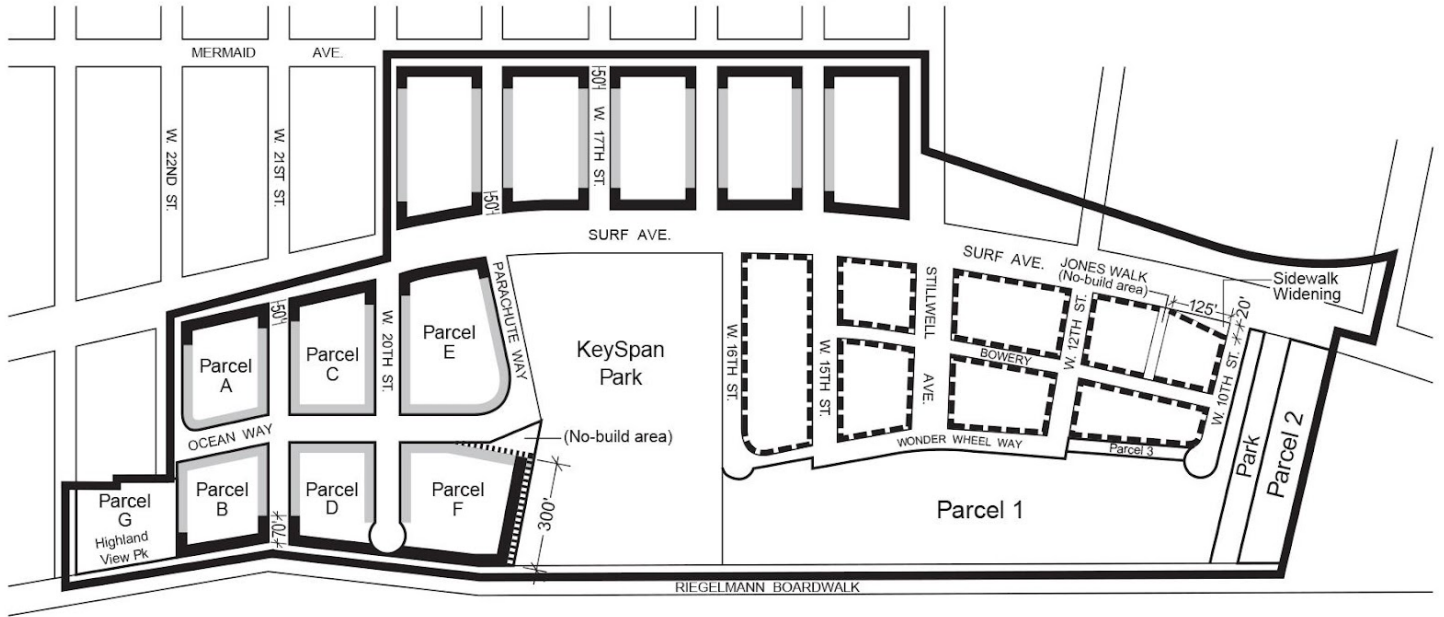
-  Special Coney Island District
-  Special Coney Island Subdistrict
-  Parcel Boundary
-  15' Depth (See Section 131-13)
-  50' Depth (See Section 131-13)







Map 3 - Coney East Subdistrict Floor Area Ratios



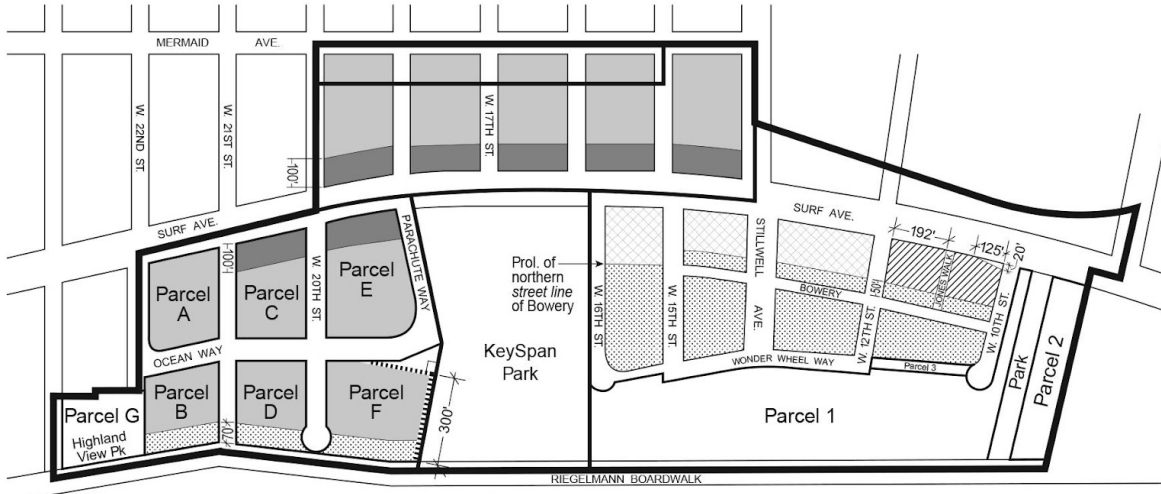
- Coney East Subdistrict
- Parcel Boundary






Map 4 - Street Wall Location



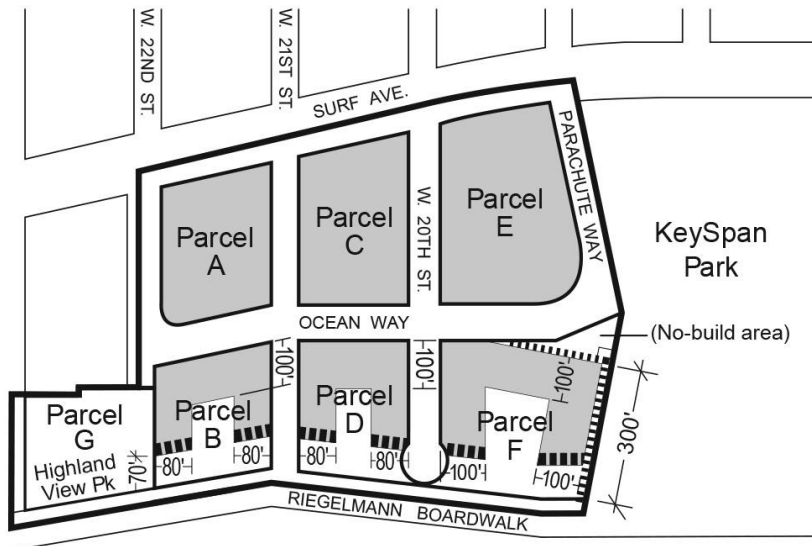
- |   |   |
|---|---|
|  Special Coney Island District |  On Street Line           |
|  Parcel Boundary               |  Within 5' of Street Line |
|  Building Lines of Parcel F    |  Within 8' of Street Line |



Map 5 - Minimum and Maximum Base Heights



- Special Coney Island District
  - Special Coney Island Subdistrict
  - Parcel Boundary
  - .....** Building Line of Parcel F
  -  20' Minimum; 40' Maximum Base Height
  -  35' Minimum; 45' Maximum Base Height
  -  40' Minimum; 65' Maximum Base Height
  -  35' Minimum; 65' Maximum Base Height with Tower
  -  65' Minimum; 85' Maximum Base Height
- (See Sections 131-42, 131-43, 131-44)

Map 6 - Coney West Subdistrict Transition Heights



-  Coney West Subdistrict
-  Parcel Boundary
-  Building Line of Parcel F
-  Required Setbacks  
(See Section 131-432(c)(3))
-  95' Transition Height  
(See Section 131-431(c), 131-432(c))

