



## **Zoning Resolution**

**THE CITY OF NEW YORK**  
**Zohran K. Mamdani, Mayor**

**CITY PLANNING COMMISSION**  
**Sideya Sherman, Chair**

# **Appendix A**

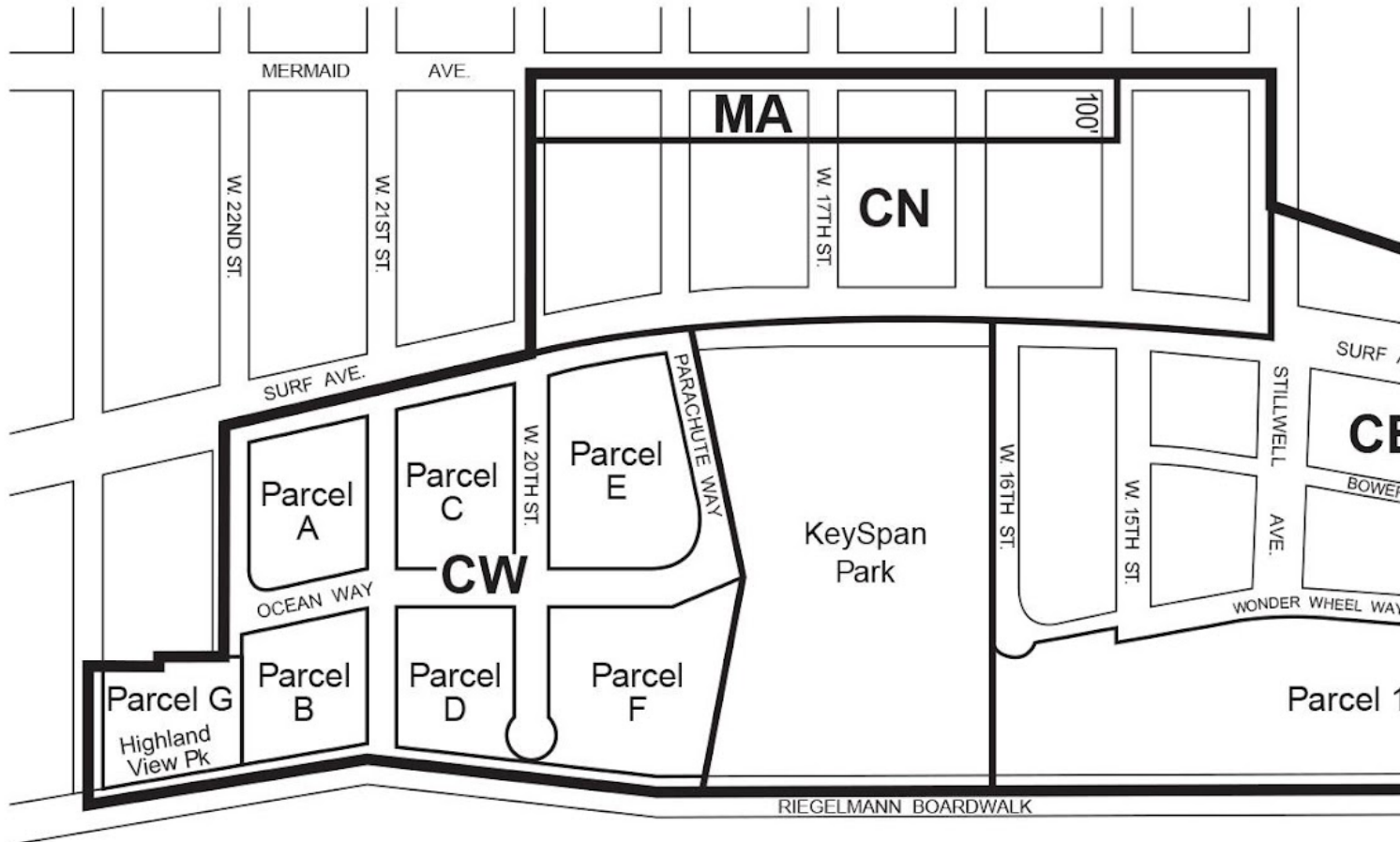
File generated by <https://zr.planning.nyc.gov> on 4/20/2026

# Appendix A - Coney Island District Plan

LAST AMENDED

6/6/2024

Map 1 - Special Coney Island District and Subdistricts



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

- CE** Coney East
- CN** Coney North
- CW** Coney West
- MA** Mermaid Ave

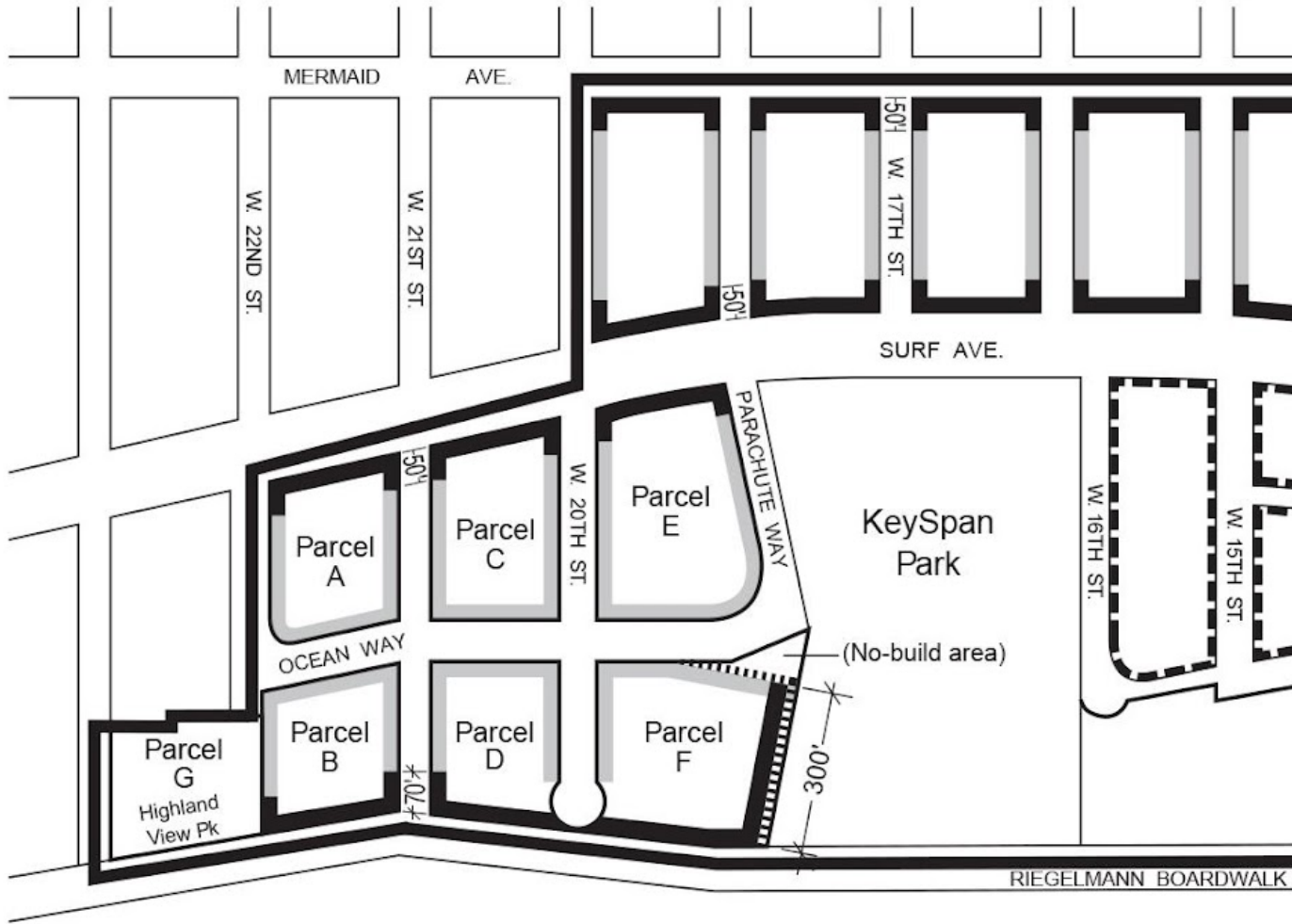
Map 2 - Mandatory Ground Floor Use Requirements




Map 3 - Coney East Subdistrict Floor Area Ratios



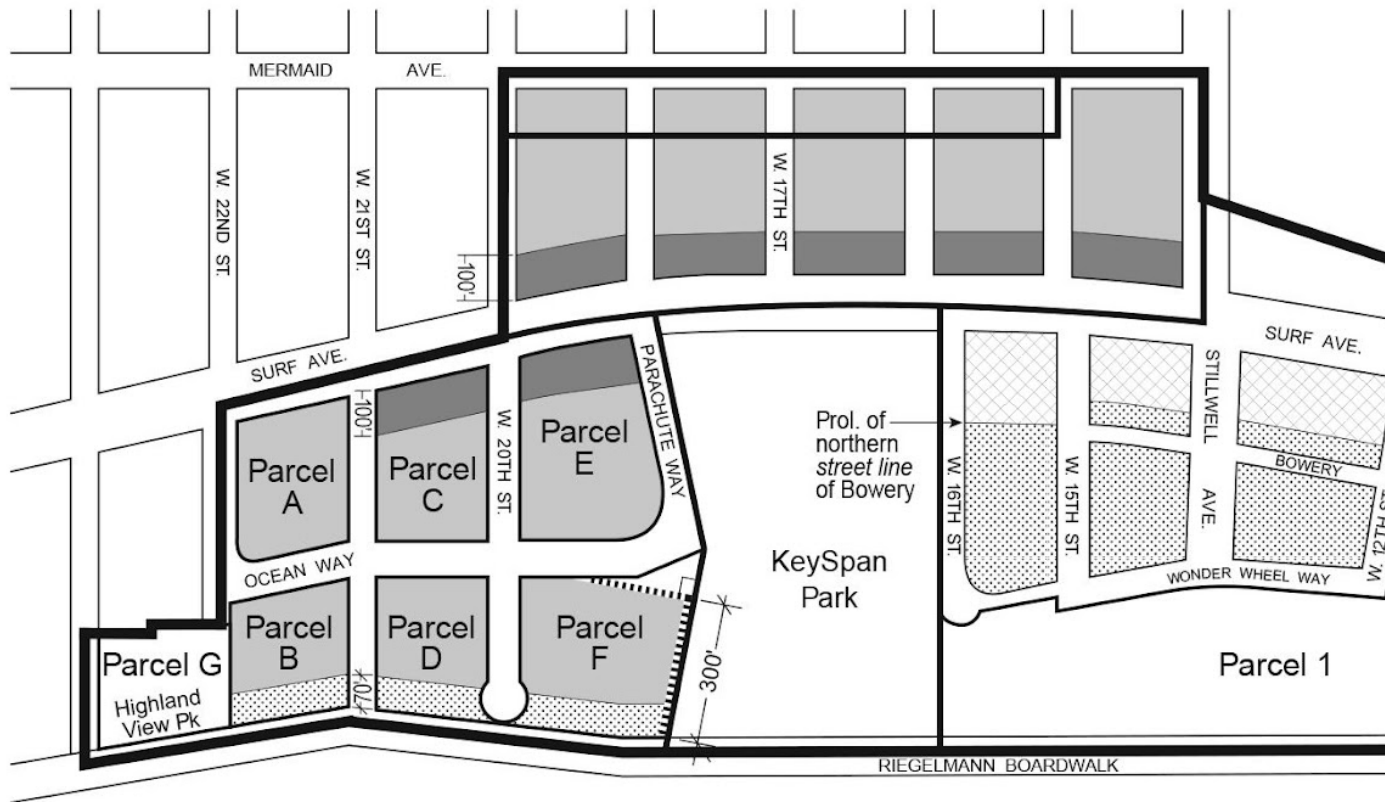
- Coney East Subdistrict
- Parcel Boundary

## Map 4 - Street Wall Location



-  *Special Coney Island District*
-  Parcel Boundary
-  Building Lines of Parcel F

## Map 5 - Minimum and Maximum Base Heights

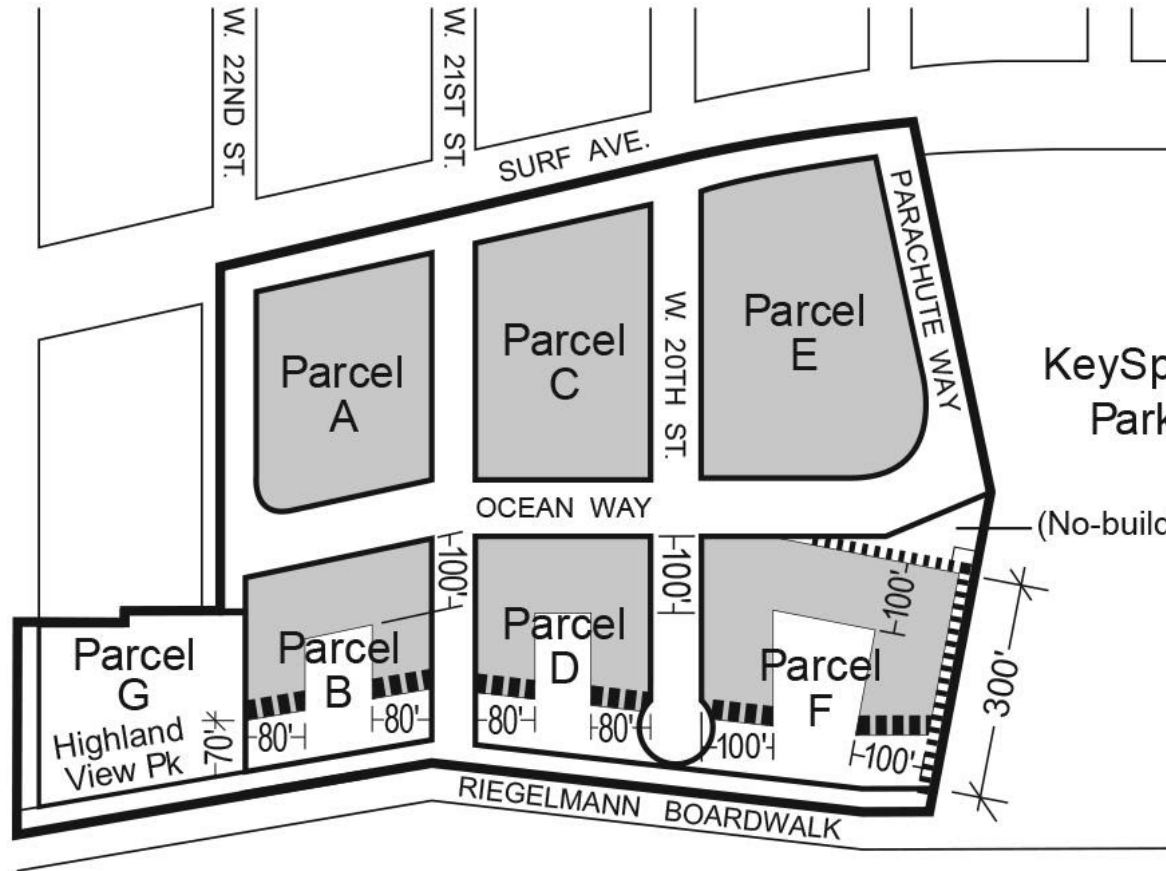


- Special Coney Island District
- Special Coney Island Subdistrict
- Parcel Boundary
- - - - - Building Line of Parcel F

-  20' Minimum; 40' Maximum
-  35' Minimum; 45' Maximum
-  40' Minimum; 65' Maximum
-  35' Minimum; 65' Maximum
-  65' Minimum; 85' Maximum

(See Sections 131-42, 131-43)

Map 6 - Coney West Subdistrict Transition Heights



- Coney West Subdistrict
  - Parcel Boundary
  - Building Line of Parcel F
- Required Setback  
(See Section 131-4)
  - 95' Transition Height  
(See Section 131-4)

