



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

106-01 - General Provisions

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LAST AMENDED

6/6/2024

In harmony with the general purpose and intent of this Resolution and the general purpose of the #Special Coney Island Mixed Use District# and in accordance with the provisions of this Chapter, regulations of the #Special Coney Island Mixed Use District# shall replace and supersede the existing district regulations. In #flood zones#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Zones), the provisions of Article VI, Chapter 4, shall control.

All #residences# and #community facilities# shall be subject to all the provisions applicable in R5 Districts, except as otherwise specifically provided in this Chapter. The special regulations relating to #predominantly built-up areas#, as defined in Section [12-10](#) (DEFINITIONS), shall apply to all #buildings# containing #residences#, except that #front yards# shall not be required.

All #commercial# and #manufacturing uses# shall be subject to all the provisions applicable in M1-2 Districts, except as otherwise specifically provided in this Chapter.

The #use# of any #building# may be changed to another #use# listed within the same Use Group or as provided in Sections [106-12](#) (Special Permit Provisions for Residential Uses), [106-32](#) (Special Permit Provisions for Manufacturing and Commercial Uses) or [106-33](#) (Changes of Manufacturing or Commercial Use).

In the case of a #zoning lot# occupied partly by #residential uses# and partly by other #uses#, the maximum #floor area ratio# on the #zoning lot# shall not exceed 2.0. In no event shall the total #floor area# of #residential uses# on a #zoning lot# exceed 1.65.

In any #building# above the level of the first #story# ceiling, #residential uses# shall not be located on the same #story# as or below #manufacturing# or #commercial# #uses#, and #manufacturing uses# shall not be located on the same #story# as or above #residential uses#.

#Zoning lots# adjacent to the #Special Coney Island Mixed Use District# shall not be subject to the provisions of Sections [42-214](#) (Special provisions applying along district boundaries), [42-412](#) (In M2 or M3 Districts), [42-42](#) (Enclosure or Screening of Storage), [42-44](#) (Limitations on Business Entrances, Show Windows or Signs), [42-56](#) (Special Provisions Applying Along District Boundaries), [43-30](#) (SPECIAL PROVISIONS APPLYING ALONG DISTRICT BOUNDARIES) or [44-583](#) (Restrictions on location of berths near Residence Districts).

Special regulations for #residential uses# are listed in Sections [106-11](#) and [106-12](#) of this Chapter.

Special regulations for #community facility uses# are listed in Section [106-21](#) of this Chapter.

Special regulations for #manufacturing# and #commercial# #uses# are listed in Sections [106-31](#), [106-32](#) and [106-33](#) of this Chapter.

Special regulations for #buildings# containing both #residential# and #commercial# #uses# are listed in Sections [106-41](#) and [106-42](#) of this Chapter.