Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

131-132 - Coney North and Coney West Subdistricts

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LAST AMENDED
6/6/2024

In the Coney North and Coney West Subdistricts, #uses# allowed by the underlying district regulations shall apply, except as modified in this Section. For the purposes of this Section, the "building line" shown on Parcel F on Map 2 shall be considered a #street line# of Ocean Way or Parachute Way, as applicable.

(a) #Use# modifications

The underlying district #use# regulations shall be modified as follows:

(1) any #use# listed in Use Groups A, B and C, as set forth in Section 131-12, inclusive, not otherwise allowed by the underlying district regulations, shall be permitted within 70 feet of Riegelmann Boardwalk and within 100 feet of all other designated #streets#, as shown on Map 2; and

(2) an enclosed ice skating rink, included under #amusement or recreation facilities# in Use Group VIII, shall be a permitted #use# anywhere within Parcel F in the Coney West Subdistrict.

(b) Ground floor level regulations along Riegelmann Boardwalk

Along Riegelmann Boardwalk, only #uses# listed in Use Groups A, B and C and, where permitted pursuant to Section 32-153 (Use Group V – uses subject to additional conditions), #transient hotels# located above the ground floor level are permitted within 70 feet of

Riegelmann Boardwalk, except that a #transient hotel# lobby may occupy up to 30 feet of such ground floor frontage along Riegelmann Boardwalk. Use Group C #uses# shall be limited to 2,500 square feet of #floor area# and 30 feet of #street# frontage for each establishment. All other establishments shall be limited to 60 feet of #street# frontage, except that for any establishment on a corner, one #street# frontage may extend up to 100 feet. All ground floor #uses# within #buildings# shall have a depth of at least 15 feet measured from the #street wall# of the #building#. However, such minimum depth requirement may be reduced where necessary in order to accommodate vertical circulation cores or structural columns associated with upper #stories# of the #building#.

Each ground floor level #street wall# of a #commercial# or #community facility# #use# other than a #use# listed in Use Group A, as set forth in Section 131-121, shall be glazed in accordance with the provisions of Section 37-34 (Minimum Transparency Requirements).

However, in lieu of such transparency requirements, at least 50 percent of the area of the ground floor level #street wall# of a #commercial# #use#, measured to a height of 12 feet above the level of the adjoining sidewalk, public access area or #base plane#, whichever is higher, may be designed to be at least 50 percent open during seasonal business hours.

(c) Ground floor level regulations along all other #streets

The underlying #ground floor level# streetscape provisions set forth in Section 32-30 (STREETSCAPE REGULATIONS), inclusive, shall apply except that #ground floor level# #street frontages# along #streets#, or portions thereof, designated on Map 2 (Mandatory Ground Floor Use Requirements) in the Appendix of this Chapter, shall be considered #Tier C street frontages#.

The underlying #Tier C street frontage# regulations shall be modified as follows: Along the boundary of KeySpan Park in the Coney West Subdistrict, in lieu of the underlying

transparency requirements, at least 50 percent of the area of the ground floor level #street wall# of a #commercial# #use#, measured to a height of 12 feet above the level of the adjoining sidewalk, public access area or #base plane#, whichever is higher, may be designed to be at least 50 percent open during seasonal business hours.