



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# **131-30 - FLOOR AREA, LOT COVERAGE AND YARD REGULATIONS**

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## 131-30 - FLOOR AREA, LOT COVERAGE AND YARD REGULATIONS

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LAST AMENDED  
2/2/2011

The #floor area ratio# regulations of the underlying districts shall be modified as set forth in this Section, inclusive.

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### 131-31 - Coney East Subdistrict

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LAST AMENDED  
2/2/2011

- (a) Except on Parcel 3, as shown on Map 3 (Coney East Subdistrict Floor Area Ratios) in the Appendix to this Chapter, the maximum #floor area ratio# of the underlying C7 District shall not apply. In lieu thereof, the maximum #floor area ratio# is specified for each #block#, or portion thereof, as shown on Map 3. On Parcel 2, as shown on Map 3, the maximum #floor area ratio# for a #public parking garage# shall be 4.0.

On Parcel 3, the maximum #floor area ratio# of the underlying C7 District shall apply. Furthermore, #floor area# attributable to Parcel 3 shall be used exclusively within Parcel 3.

- (b) In the Coney East Subdistrict, no #rear yards# shall be required.
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### 131-32 - Coney West, Coney North and Mermaid Avenue Subdistricts

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LAST AMENDED  
7/29/2009

### 131-321 - Special floor area regulations for residential uses

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LAST AMENDED  
12/5/2024

R7A R7D R7X

- (a) Maximum #floor area ratio#

The maximum #floor area ratios# for #zoning lots# containing standard #residences# and maximum #floor area ratios# for #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing# are set forth in the table in this Section. 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/<br>Zoning<br>District/Parcels | Maximum #floor area ratio# for standard #residences# | Maximum #floor area ratio# for #qualifying affordable housing# or #qualifying senior housing# |
|--|--|---|
|  |  |   |

|                                     |     |     |  |
|-------------------------------------|-----|-----|--|
| Coney West<br>Parcel R7D<br>B, C, D | 4.8 | 5.8 |  |
| Coney West<br>Parcels R7D<br>E, F   | 4.6 | 5.5 |  |
| Coney North<br>R7X                  | 4.0 | 5.0 |  |
| Mermaid Avenue<br>R7A               | 3.8 | 4.6 |  |

(b) 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.

### 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.