**Zoning Resolution**

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

CITY PLANNING COMMISSION
**Sideya Sherman, Chair**

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

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

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/Parcels | Zoning District | Maximum #floor area ratio# for standard #residences# | Maximum #floor area ratio# for #qualifying affordable housing# or #qualifying senior housing# |
|---|---|---|---|
| Coney West Parcels: A, B, C, D | R7D | 4.8 | 5.8 |
| Coney West Parcels: E, F | R7D | 4.6 | 5.5 |

| | | | |
|---|---|---|---|
| Coney North | R7X | 4.0 | 5.0 |
| Mermaid Avenue | 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.