



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

131-442 - Along all other streets, other than Stillwell Avenue

File generated by <https://zr.planning.nyc.gov> on 4/9/2026

131-442 - Along all other streets, other than Stillwell Avenue

LAST AMENDED

12/5/2024

The following regulations shall apply along all other #streets# in the Coney North Subdistrict, other than Stillwell Avenue.

(a) #Street wall# location

The #street wall# location provisions of paragraph (b) Section [35-631](#) shall apply and extend up to base heights as defined in the Section. To allow portions of towers to rise without setback from grade, a portion of a #building# base below a tower may be recessed 10 feet from the #street line#, provided the width of such recess area is not greater than 40 percent of the width of the #street wall# of the tower.

The entire area of the #zoning lot# between the #street line# and all #street walls# of the #building# and their prolongations shall be planted at ground level, or in raised planting beds that are permanently affixed to the ground, except that such plantings shall not be required at the entrances to, and exits from, the #building#, within driveways accessing off-street parking spaces located within, to the side, or rear of such #building#, or between #commercial# #uses# and the #street line#. No #zoning lot# shall be altered in any way that will either create a new non-compliance or increase the degree of non-compliance with the provisions of this Section.

(b) #Building# base

The #street wall# of a #building# base, or portion thereof, located beyond 100 feet of Surf Avenue, shall rise without setback to a minimum height of 40 feet, or the height of the

#building#, whichever is less, and a maximum height of six #stories# or 65 feet, whichever is less.

All portions of a #building or other structure# that exceed a height of 65 feet shall be set back from the #street wall# of the #building# at least 10 feet. Such setback may be modified in accordance with the provisions of Section [23-433](#) (Standard setback regulations).

(c) Transition height

In all portions of #blocks# located beyond 100 feet of Surf Avenue, a #street wall# may rise above the maximum base height to a maximum transition height of eight #stories# or 85 feet, whichever is less, provided that such #street walls# are set back a minimum distance of 10 feet from the #street line#. All portions of #buildings or other structures# that exceed a transition height of 85 feet shall comply with the tower provisions of Section [131-444](#) (Coney North Subdistrict towers).