



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

Appendix A

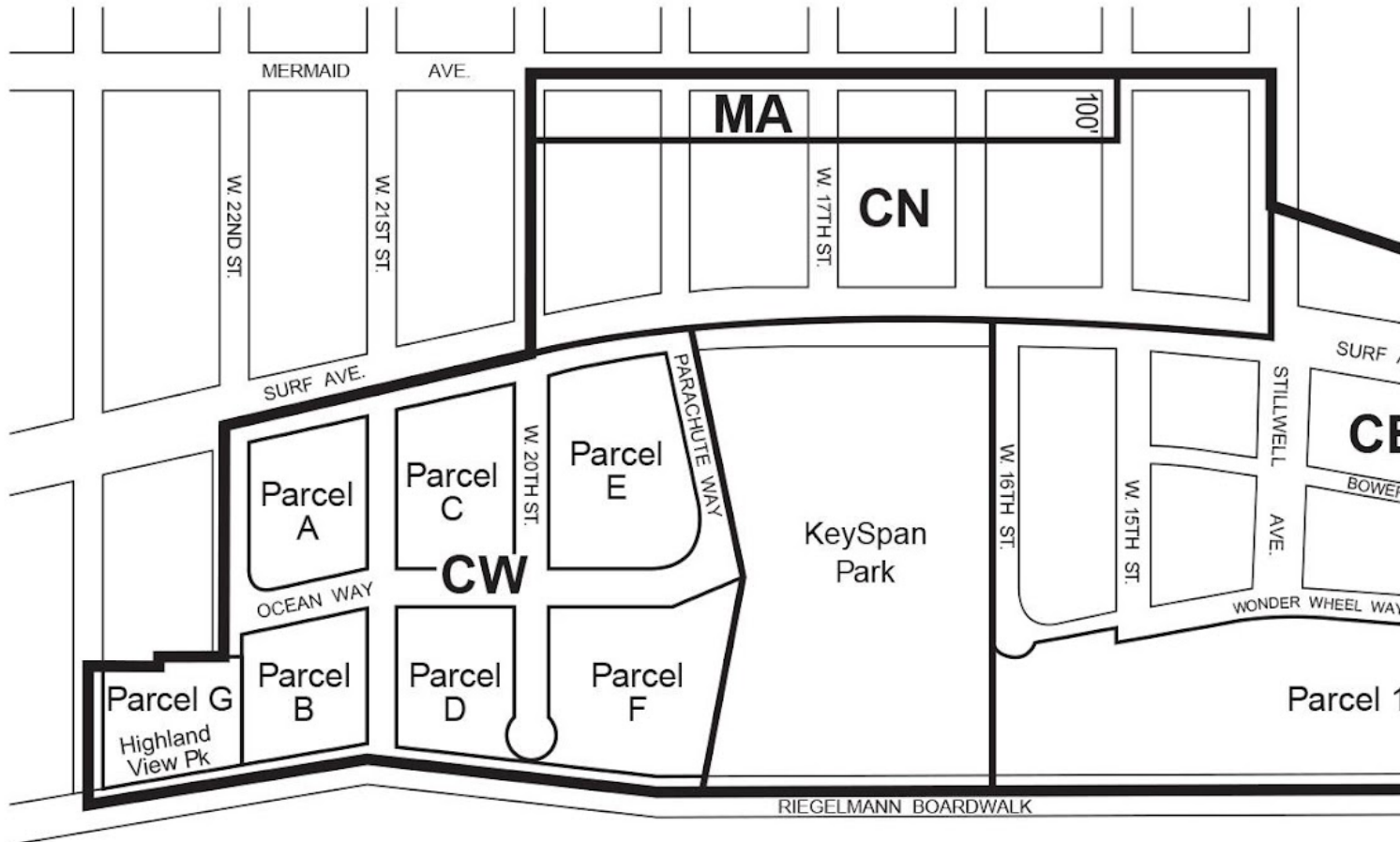
File generated by <https://zr.planning.nyc.gov> on 4/10/2026

Appendix A - Coney Island District Plan

LAST AMENDED

6/6/2024

Map 1 - Special Coney Island District and Subdistricts



- Special Coney Island District**
- Special Coney Island Subdistrict**
- Parcel Boundary**

- CE** Coney East
- CN** Coney North
- CW** Coney West
- MA** Mermaid Ave.

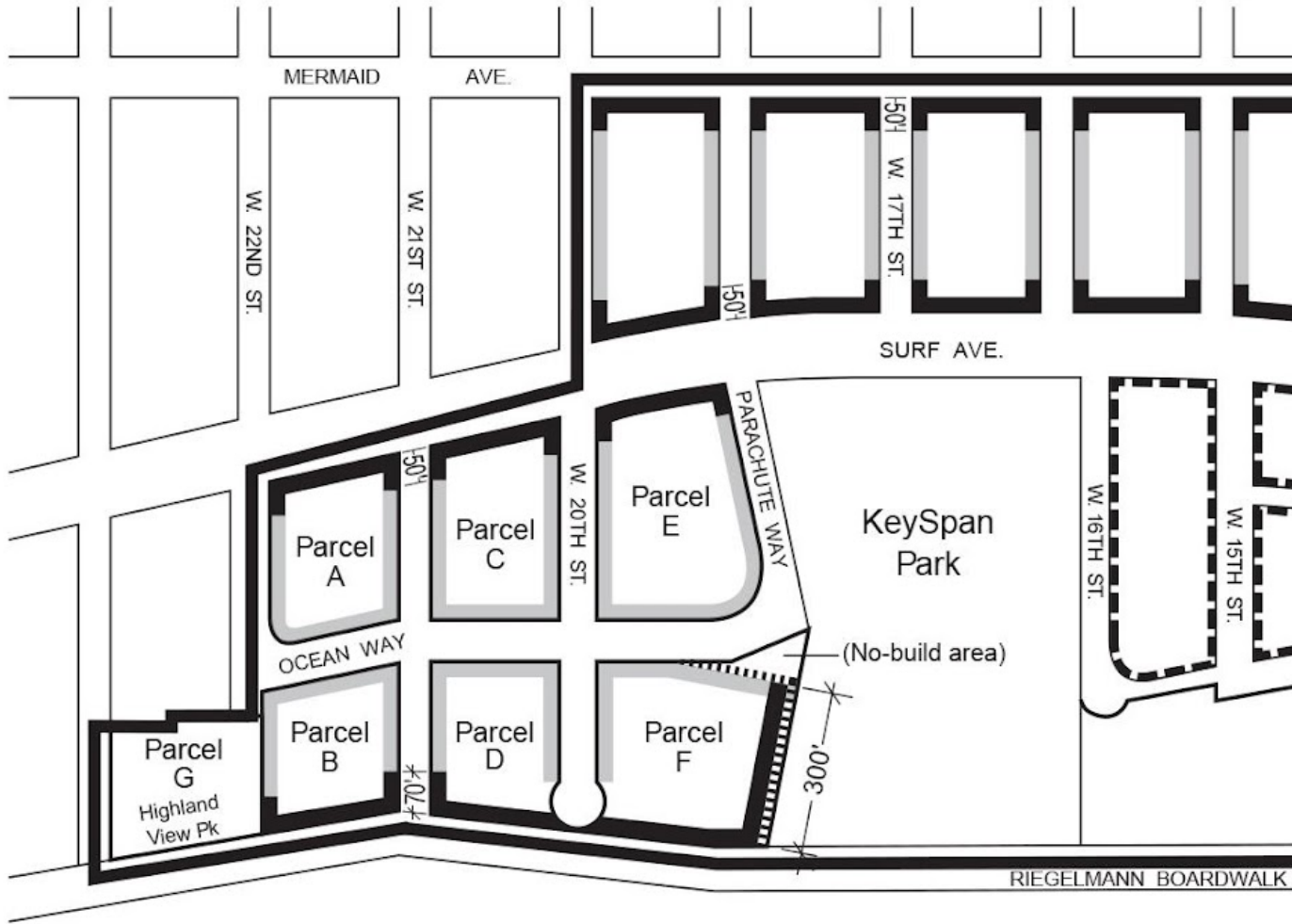
Map 2 - Mandatory Ground Floor Use Requirements



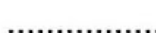
Map 3 - Coney East Subdistrict Floor Area Ratios



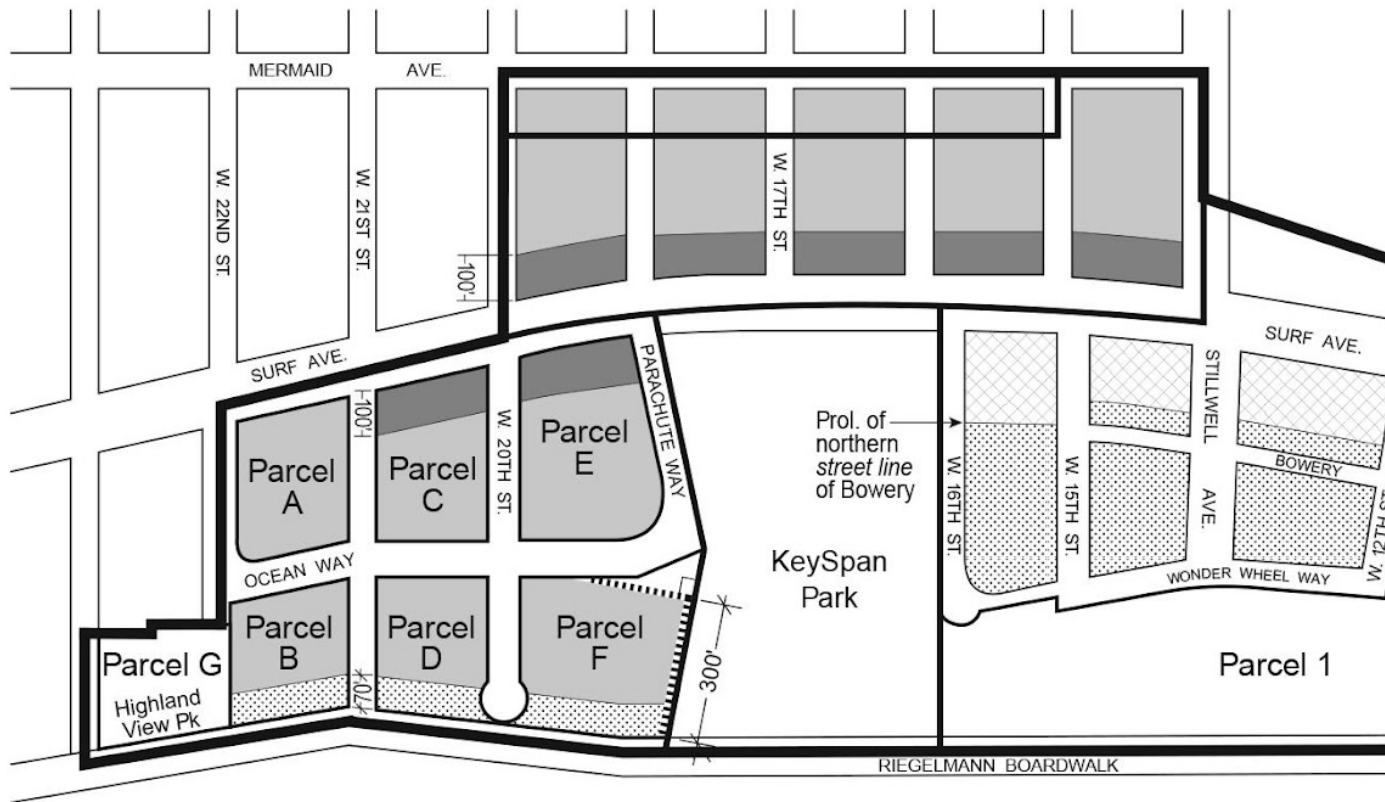
- Coney East Subdistrict
- Parcel Boundary




Map 4 - Street Wall Location




-  *Special Coney Island District*
-  Parcel Boundary
-  Building Lines of Parcel F

Map 5 - Minimum and Maximum Base Heights

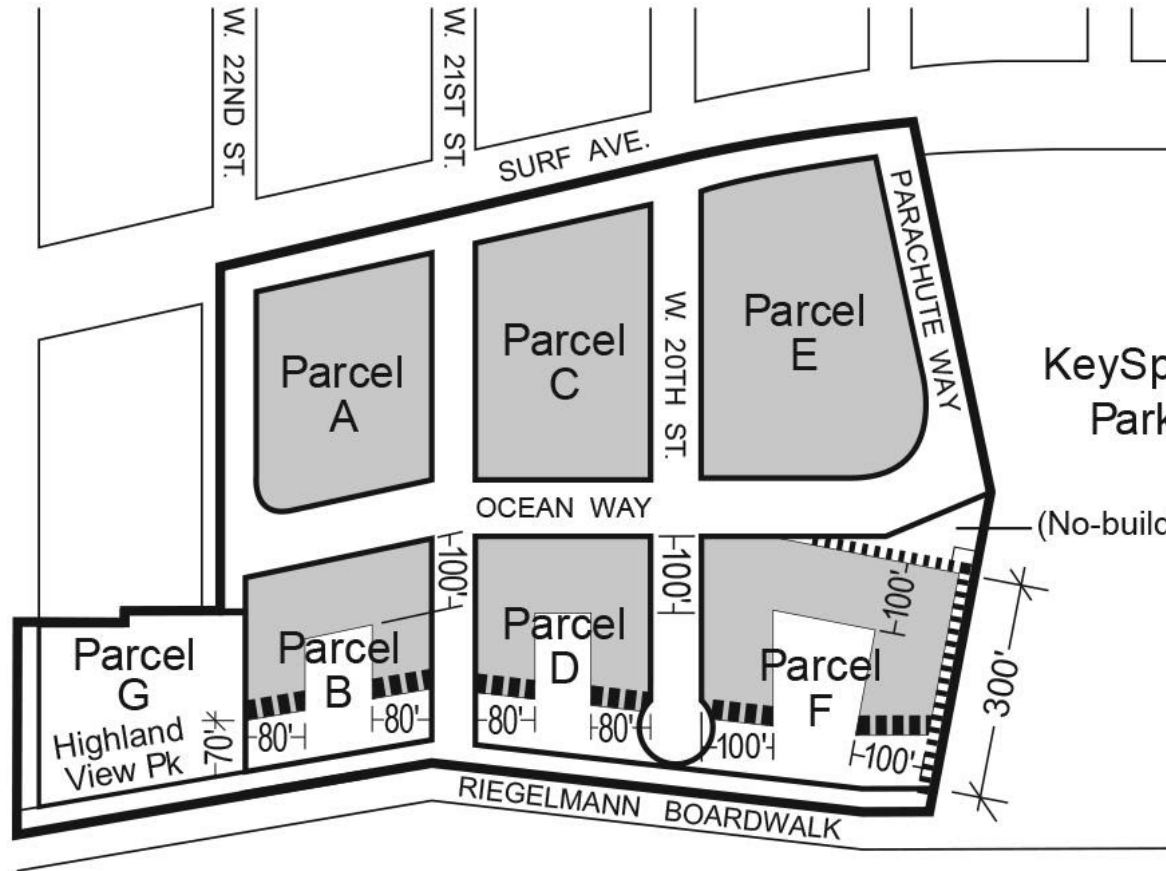


-  Special Coney Island District
-  Special Coney Island Subdistrict
-  Parcel Boundary
-  Building Line of Parcel F

-  20' Minimum; 40' Maximum
-  35' Minimum; 45' Maximum
-  40' Minimum; 65' Maximum
-  35' Minimum; 65' Maximum
-  65' Minimum; 85' Maximum

(See Sections 131-42, 131-43)

Map 6 - Coney West Subdistrict Transition Heights



- Coney West Subdistrict
- Parcel Boundary
- Building Line of Parcel F
- 95' Transition Height (See Section 131-4)
- Required Setback (See Section 131-4)

