



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

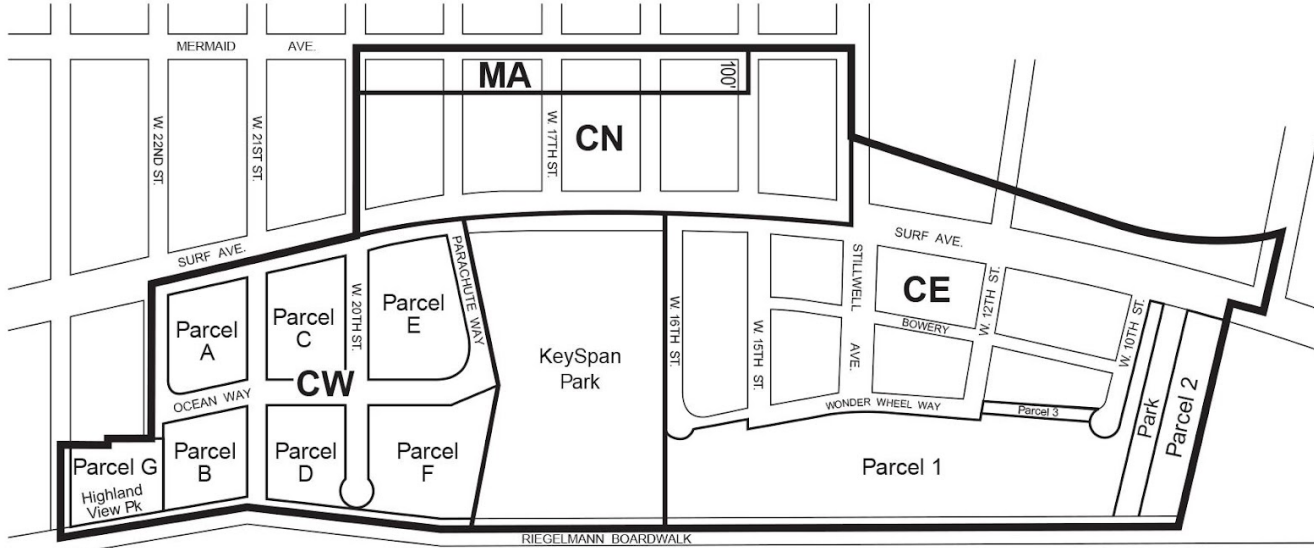
Appendix A

File generated by <https://zr.planning.nyc.gov> on 2/22/2025

Appendix A - Coney Island District Plan

LAST AMENDED
6/6/2024

Map 1 - Special Coney Island District and Subdistricts

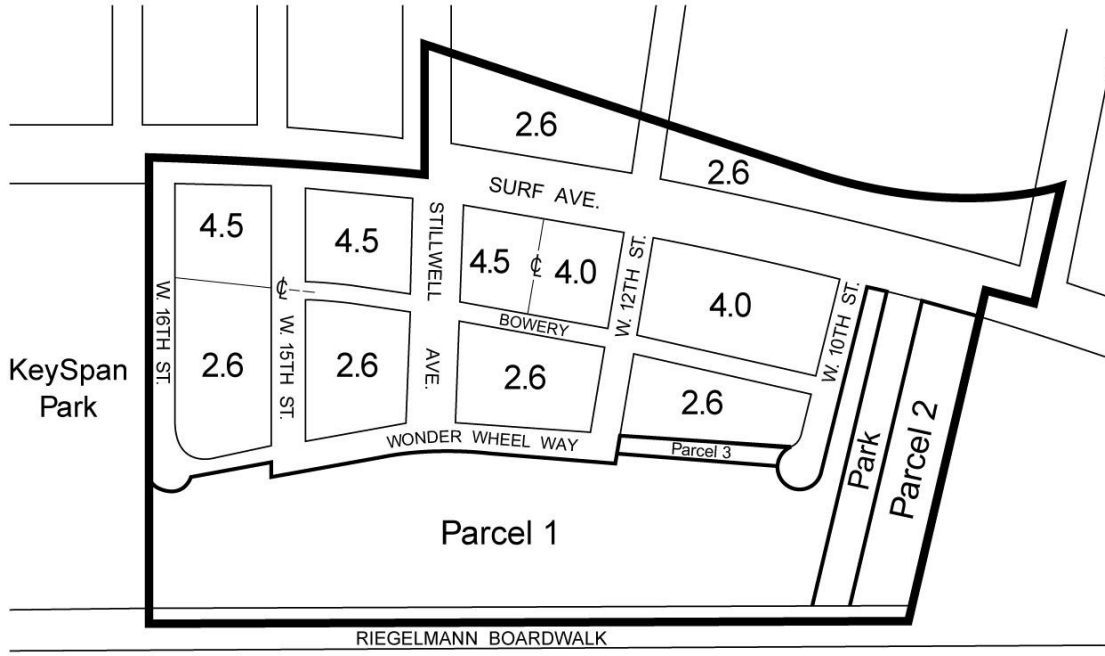


- Special Coney Island District
- Special Coney Island Subdistrict
- Parcel Boundary

- CE** Coney East Subdistrict
- CN** Coney North Subdistrict
- CW** Coney West Subdistrict
- MA** Mermaid Avenue Subdistrict

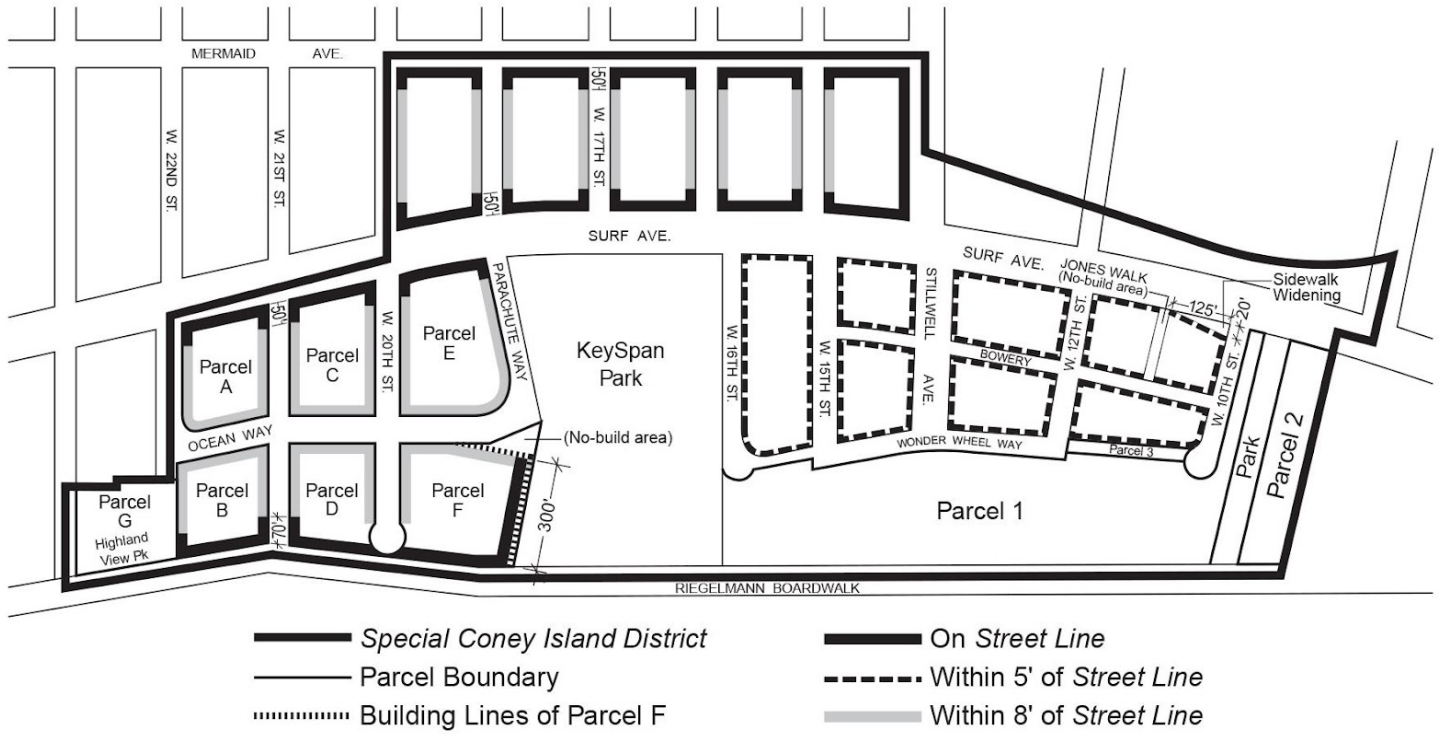
Map 2 - Mandatory Ground Floor Use Requirements

Map 3 - Coney East Subdistrict Floor Area Ratios

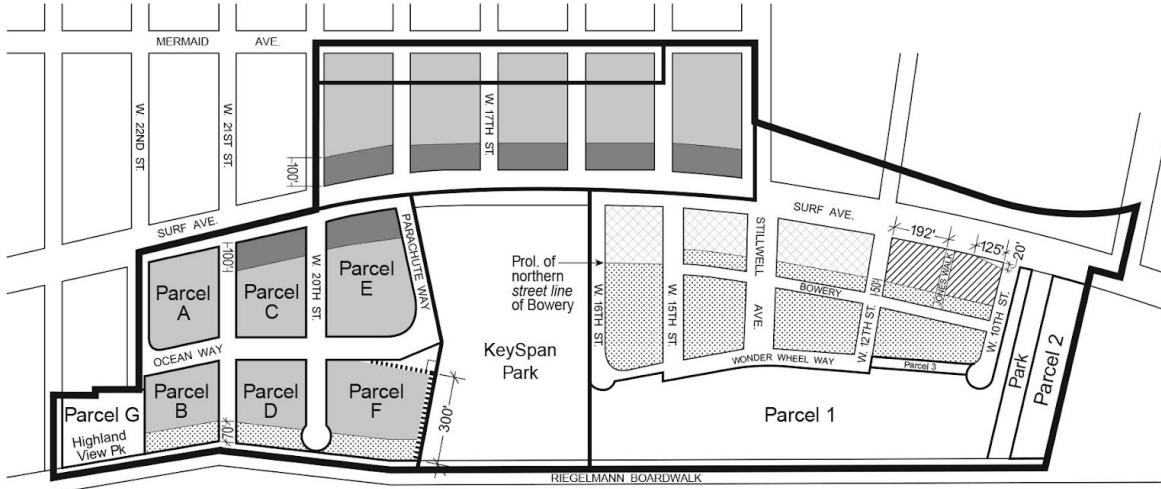


- Coney East Subdistrict
- Parcel Boundary

Map 4 - Street Wall Location

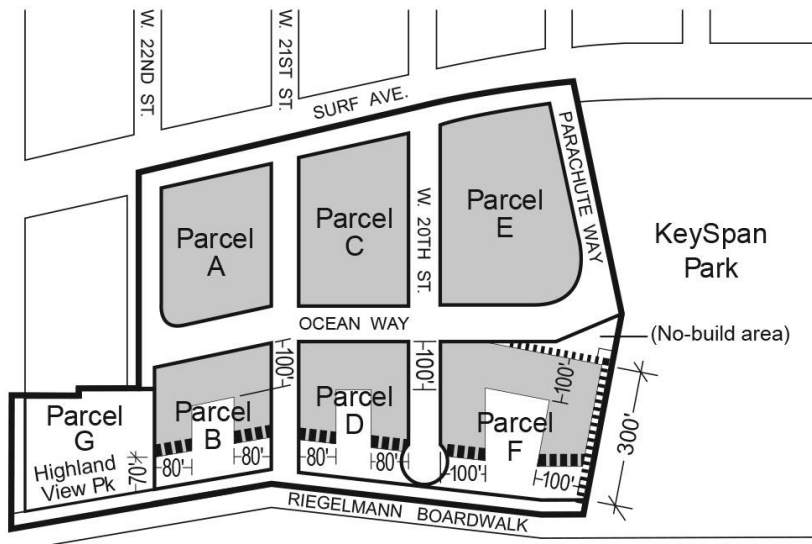


Map 5 - Minimum and Maximum Base Heights



- Special Coney Island District
 - Special Coney Island Subdistrict
 - Parcel Boundary
 - Building Line of Parcel F
 - [Dotted pattern] 20' Minimum; 40' Maximum Base Height
 - [Diagonal lines pattern] 35' Minimum; 45' Maximum Base Height
 - [Light gray pattern] 40' Minimum; 65' Maximum Base Height
 - [Cross-hatch pattern] 35' Minimum; 65' Maximum Base Height with Tower
 - [Dark gray pattern] 65' Minimum; 85' Maximum Base Height
- (See Sections 131-42, 131-43, 131-44)

Map 6 - Coney West Subdistrict Transition Heights



- Coney West Subdistrict
- Parcel Boundary
-** Building Line of Parcel F
-** Required Setbacks
(See Section 131-432(c)(3))
- 95' Transition Height
(See Section 131-431(c), 131-432(c))

