Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

Appendix A

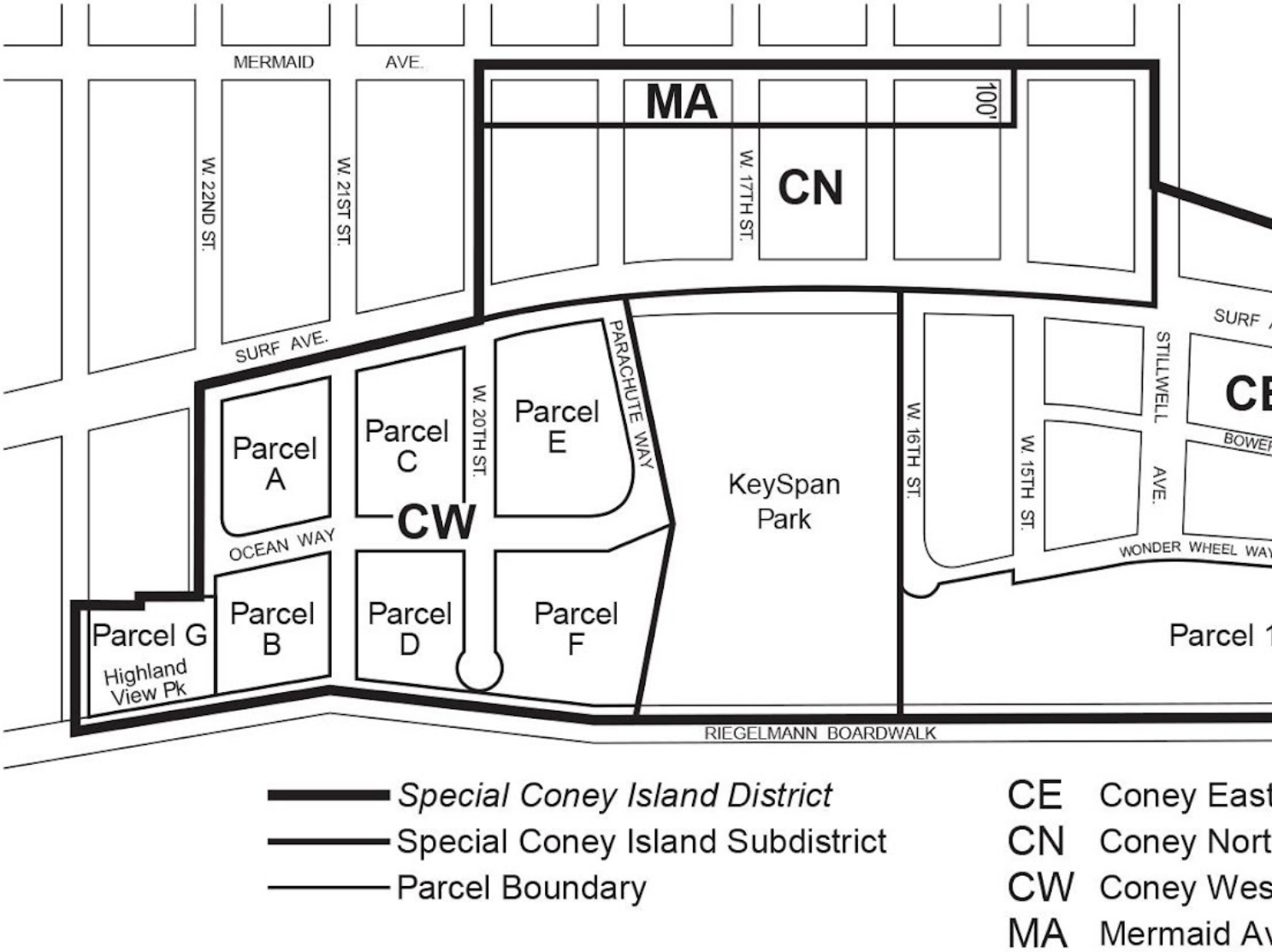
File generated by https://zr.planning.nyc.gov on 11/17/2026

Appendix A - Coney Island District Plan

LAST AMENDED

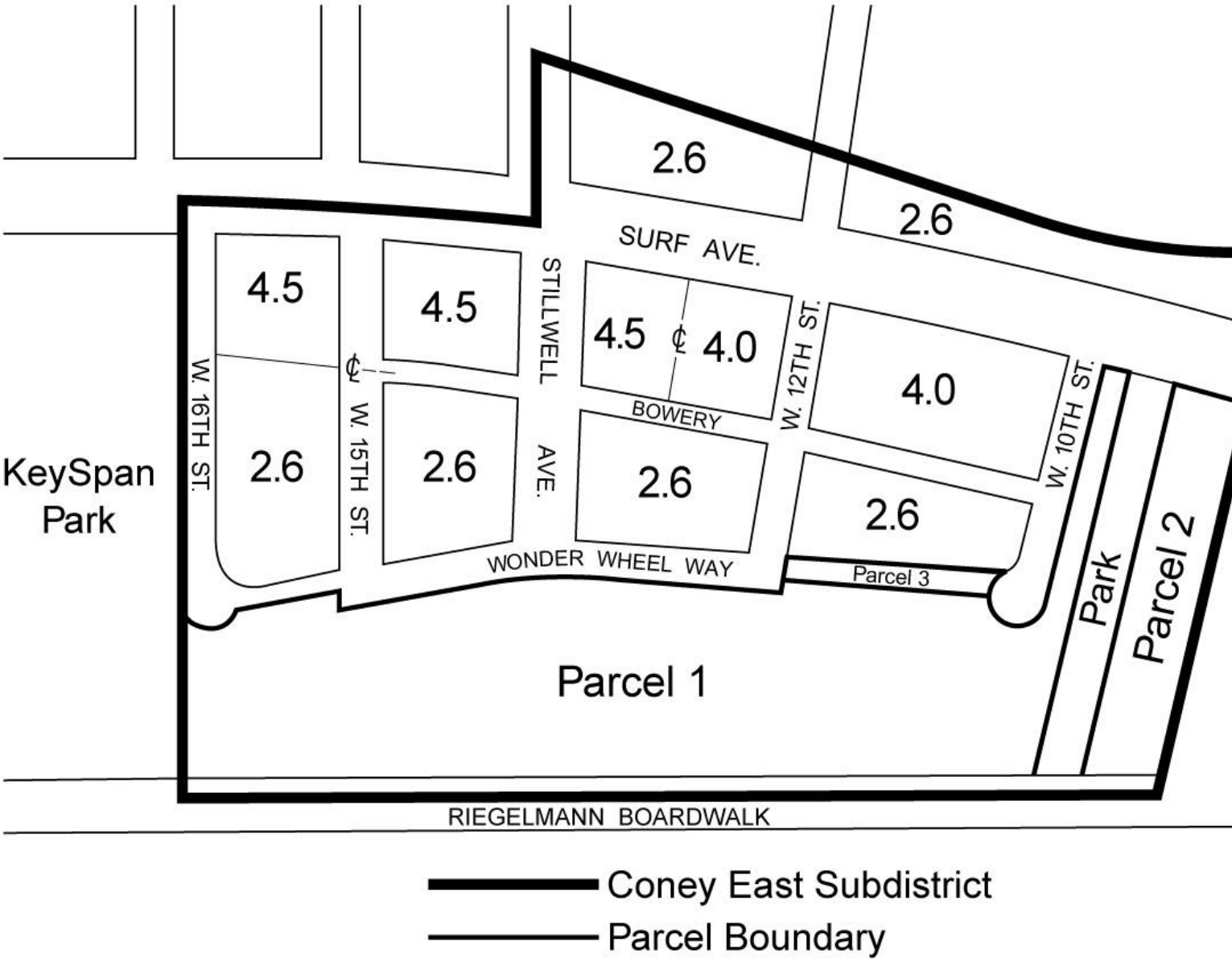
6/6/2024

Map 1 - Special Coney Island District and Subdistricts

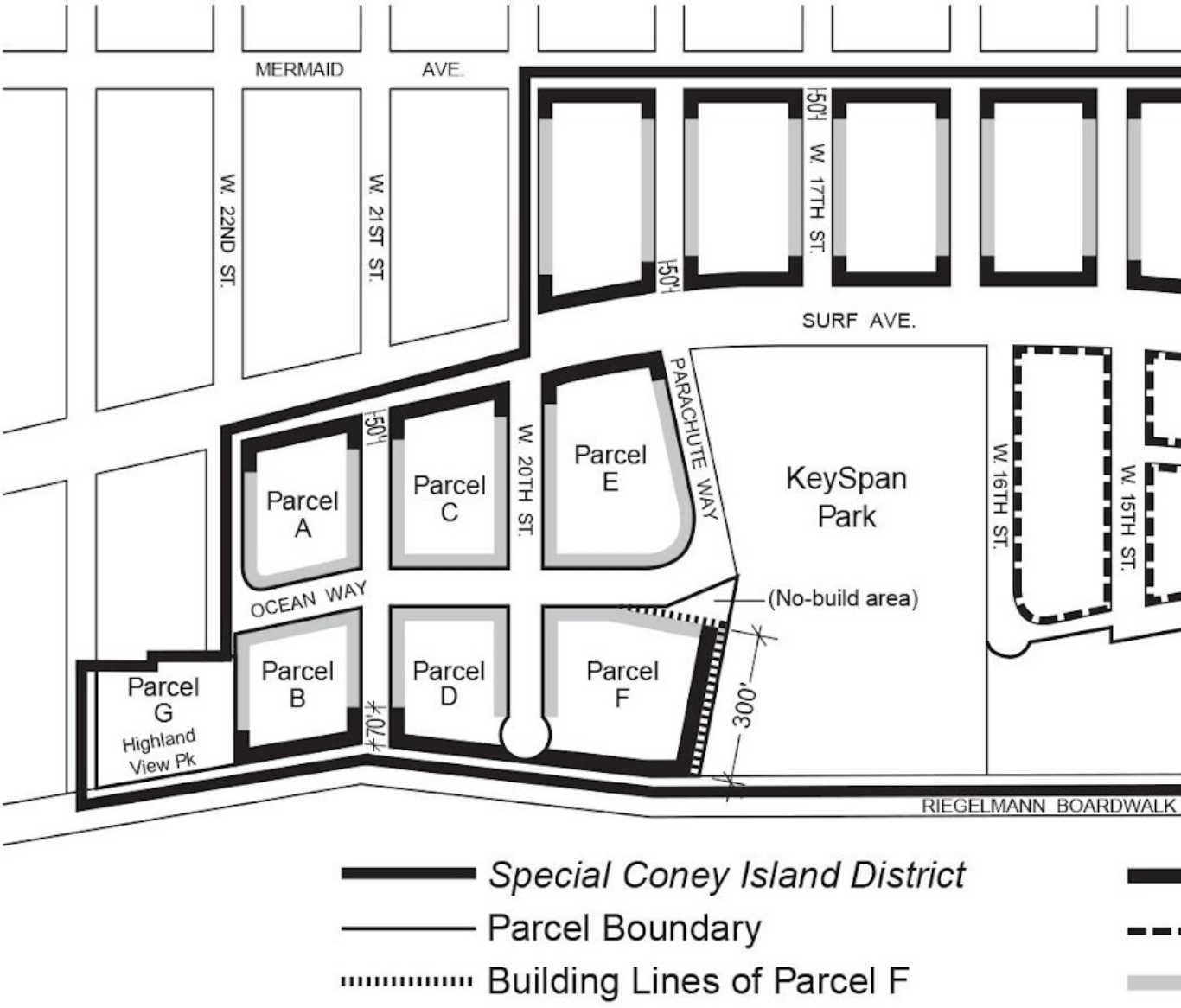


Map 2 - Mandatory Ground Floor Use Requirements

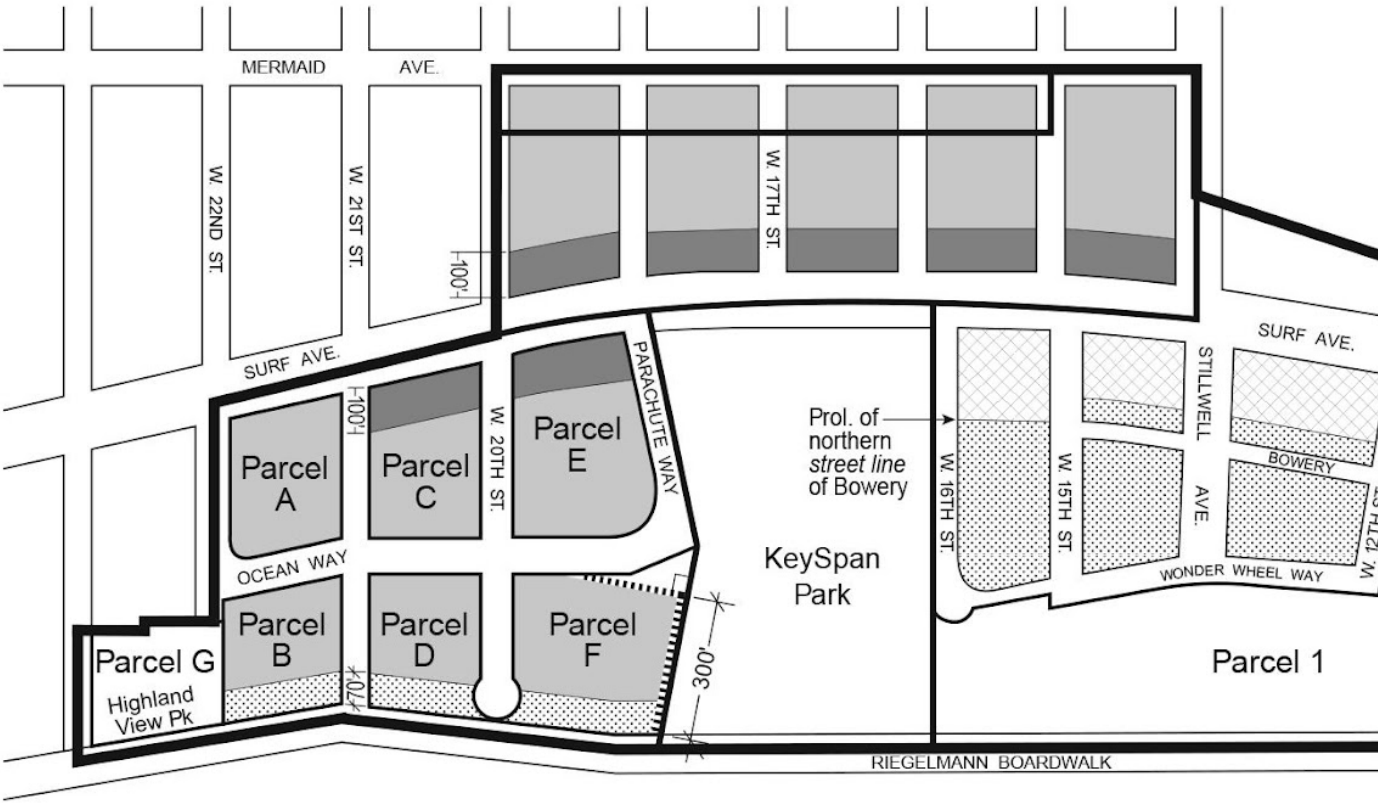
Map 3 - Coney East Subdistrict Floor Area Ratios


2.6
2.6
SURF AVE.
4.5
4.5
STILLWELL AVE.
4.5 ℄ 4.0
W. 12TH ST.
4.0
W. 10TH ST.
W. 16TH ST.
℄ W. 15TH ST.
2.6
2.6
BOWERY
2.6
2.6
KeySpan Park
WONDER WHEEL WAY
Parcel 3
Park
Parcel 2
Parcel 1
RIEGELMANN BOARDWALK
Coney East Subdistrict
Parcel Boundary

Map 4 - Street Wall Location


MERMAID
AVE.
W. 22ND ST.
W. 21ST ST.
W. 17TH ST.
150'
SURF AVE.
PARACHUTE WAY
KeySpan Park
W. 16TH ST.
W. 15TH ST.
W. 20TH ST.
Parcel A
Parcel C
Parcel E
OCEAN WAY
(No-build area)
Parcel G
Highland View Pk
Parcel B
Parcel D
Parcel F
70'
300'
RIEGELMANN BOARDWALK
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' Maxim

35' Minimum; 45' Maxim

40' Minimum; 65' Maxim

35' Minimum; 65' Maxim

65' Minimum; 85' Maxim

(See Sections 131-42, 131-4

Map 6 - Coney West Subdistrict Transition Heights

