



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

Appendix A

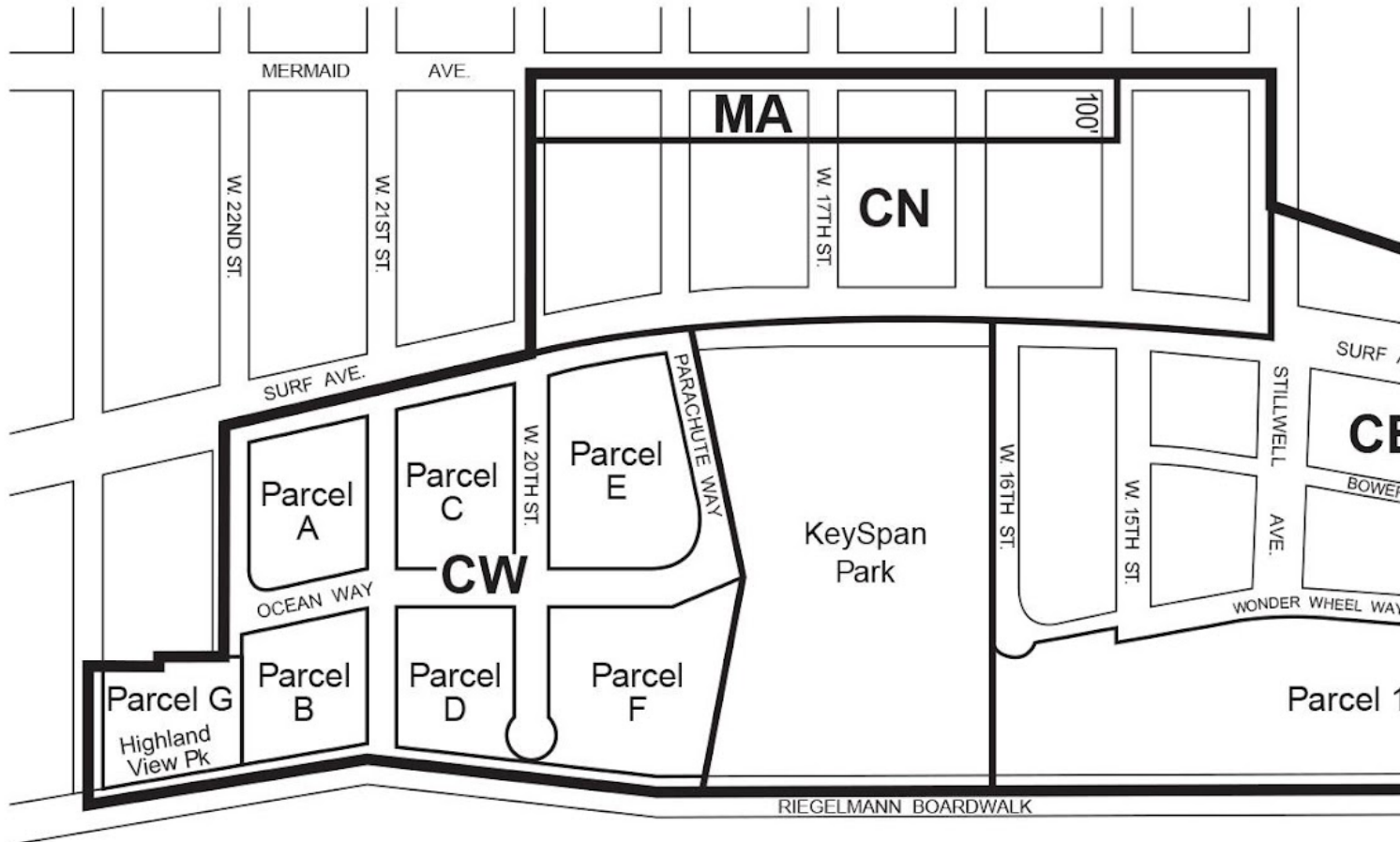
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Appendix A - Coney Island District Plan

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.

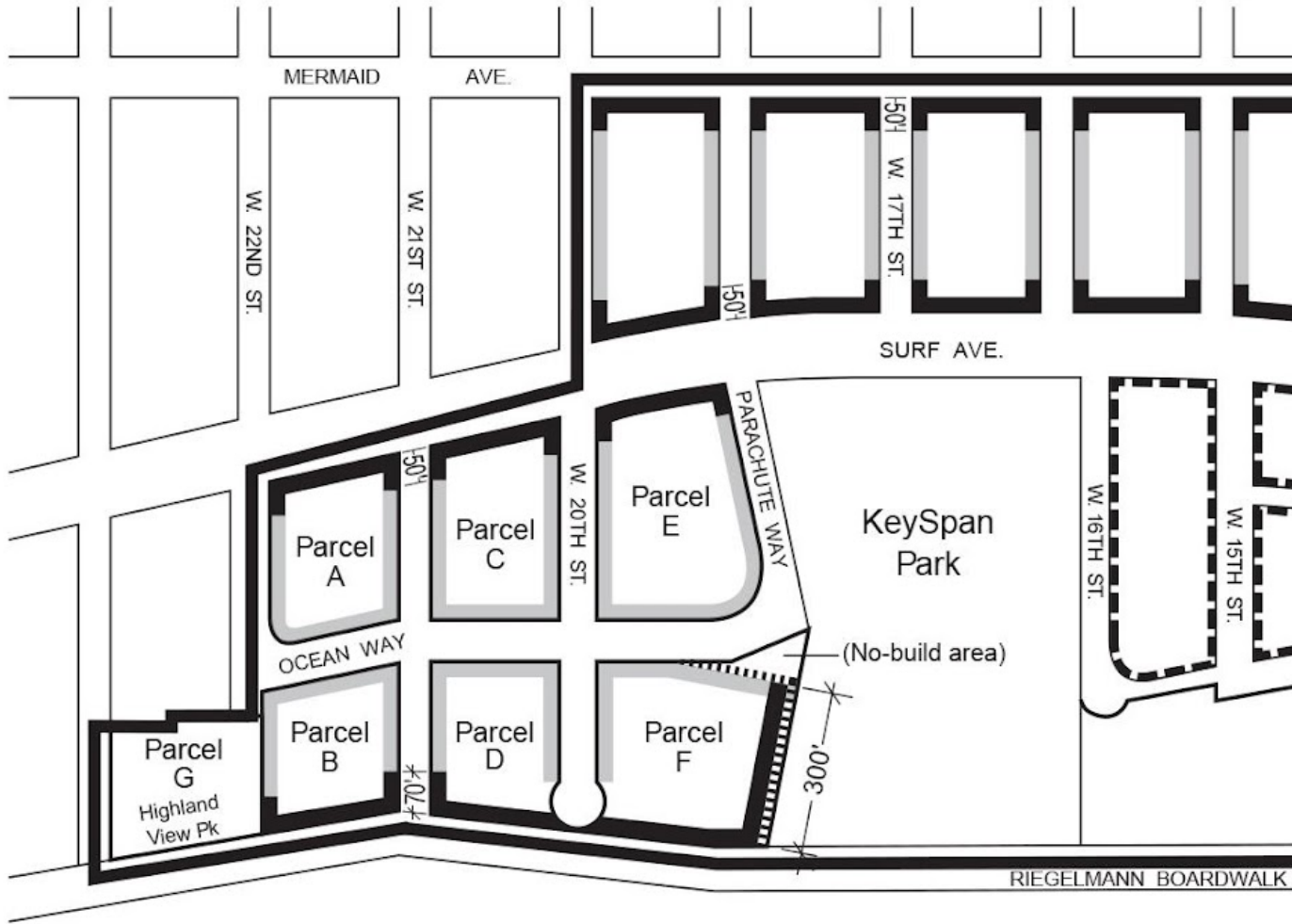
Map 2 - Mandatory Ground Floor Use Requirements

Map 3 - Coney East Subdistrict Floor Area Ratios



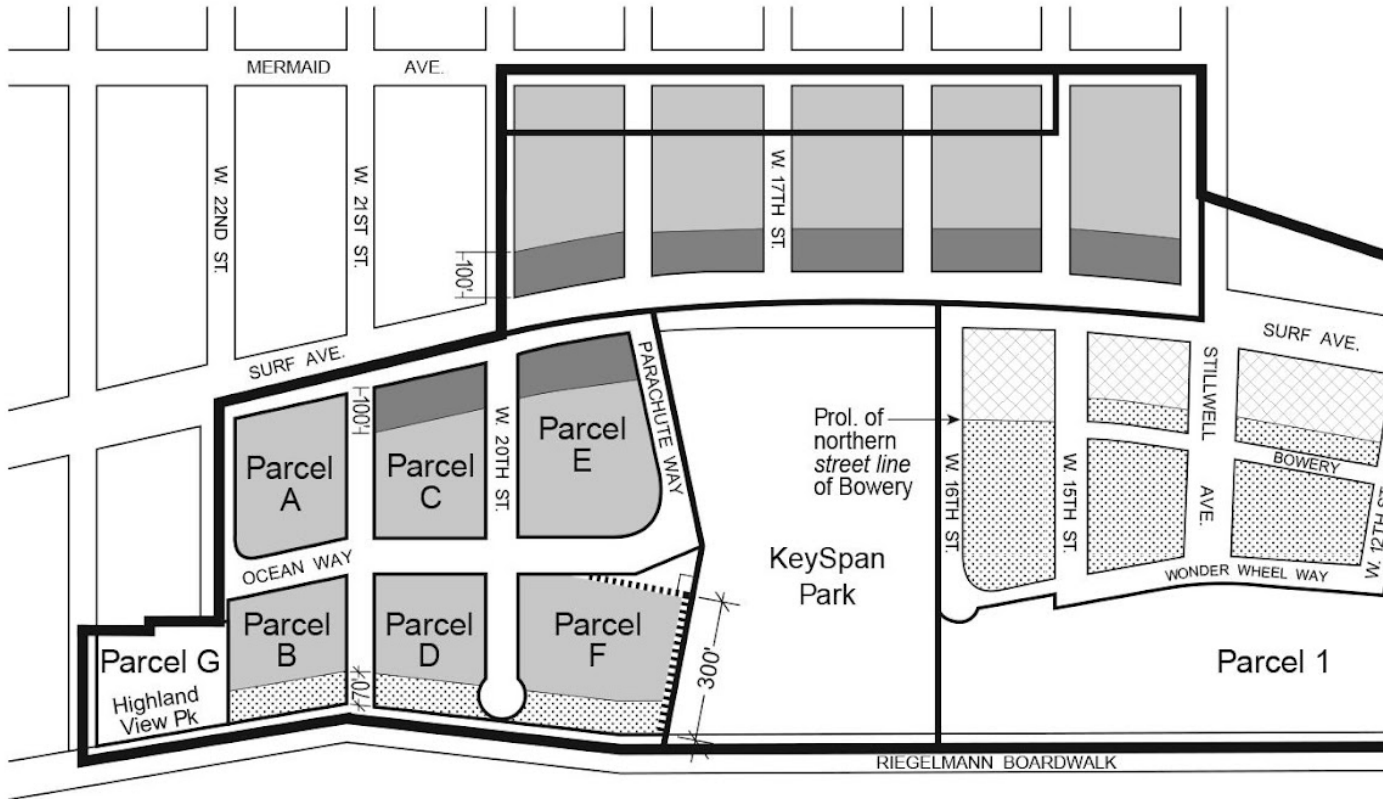
- Coney East Subdistrict
- Parcel Boundary




Map 4 - Street Wall Location



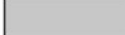

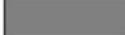


- Special Coney Island District
- Parcel Boundary
-** Building Lines of Parcel F

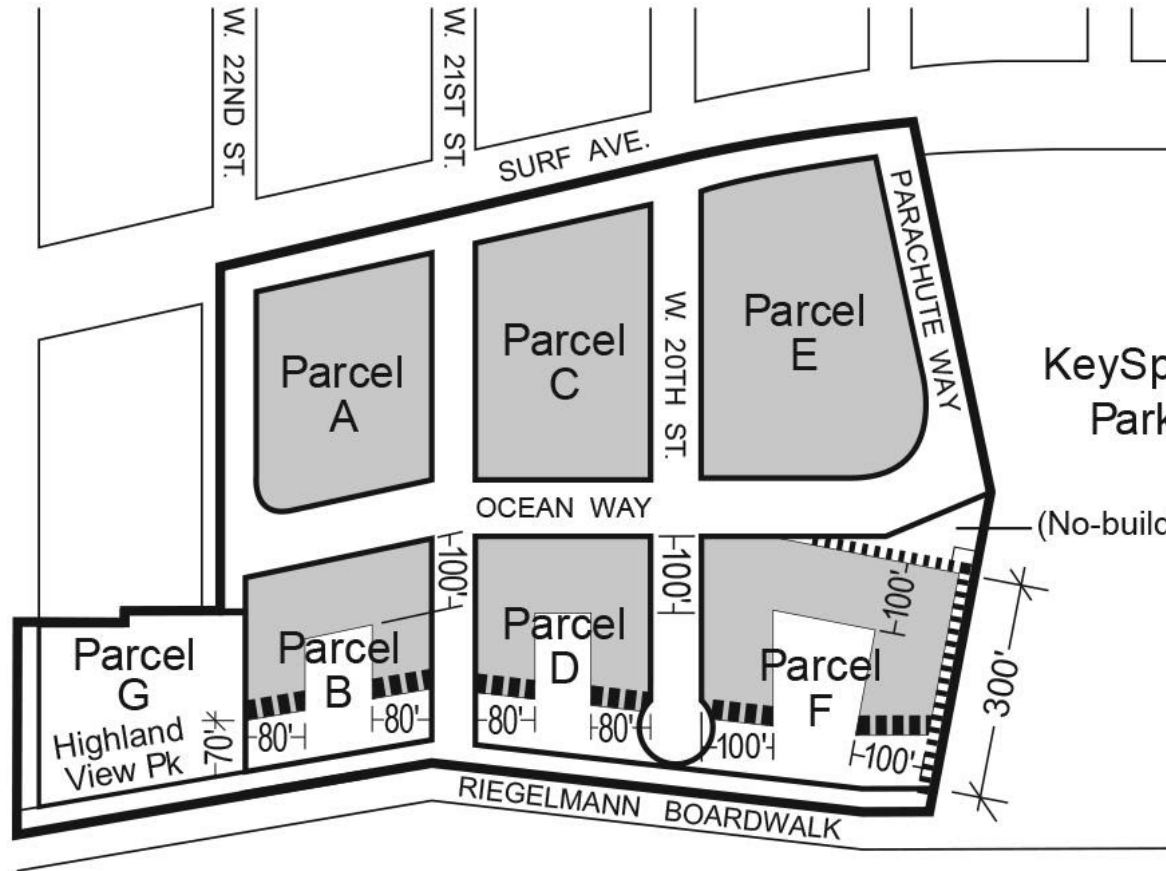
Map 5 - Minimum and Maximum Base Heights



-  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
-  Required Setback (See Section 131-4)
-  95' Transition Height (See Section 131-4)

