Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

APPENDIX

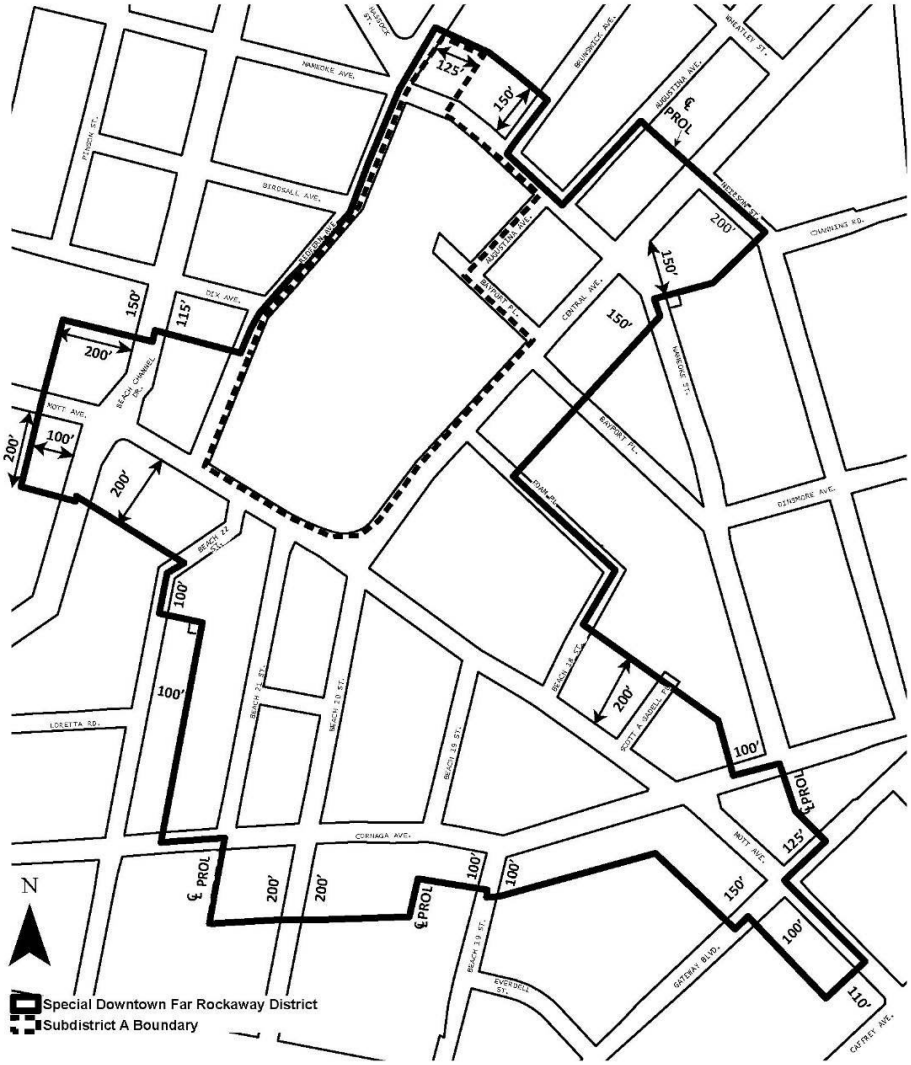
File generated by https://zr.planning.nyc.gov on 11/11/2026

APPENDIX - Special Downtown Far Rockaway District Maps

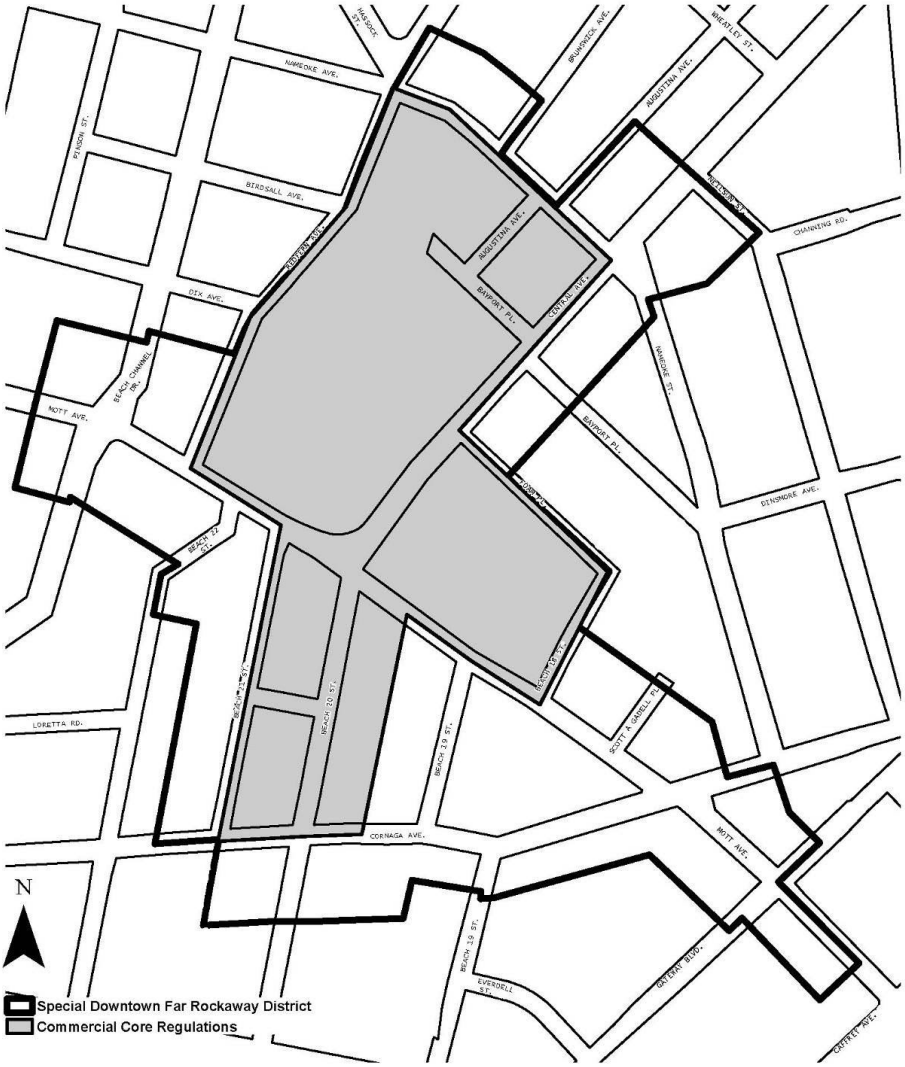
LAST AMENDED

6/6/2024

Map 1 - Special Downtown Far Rockaway District and Subdistrict

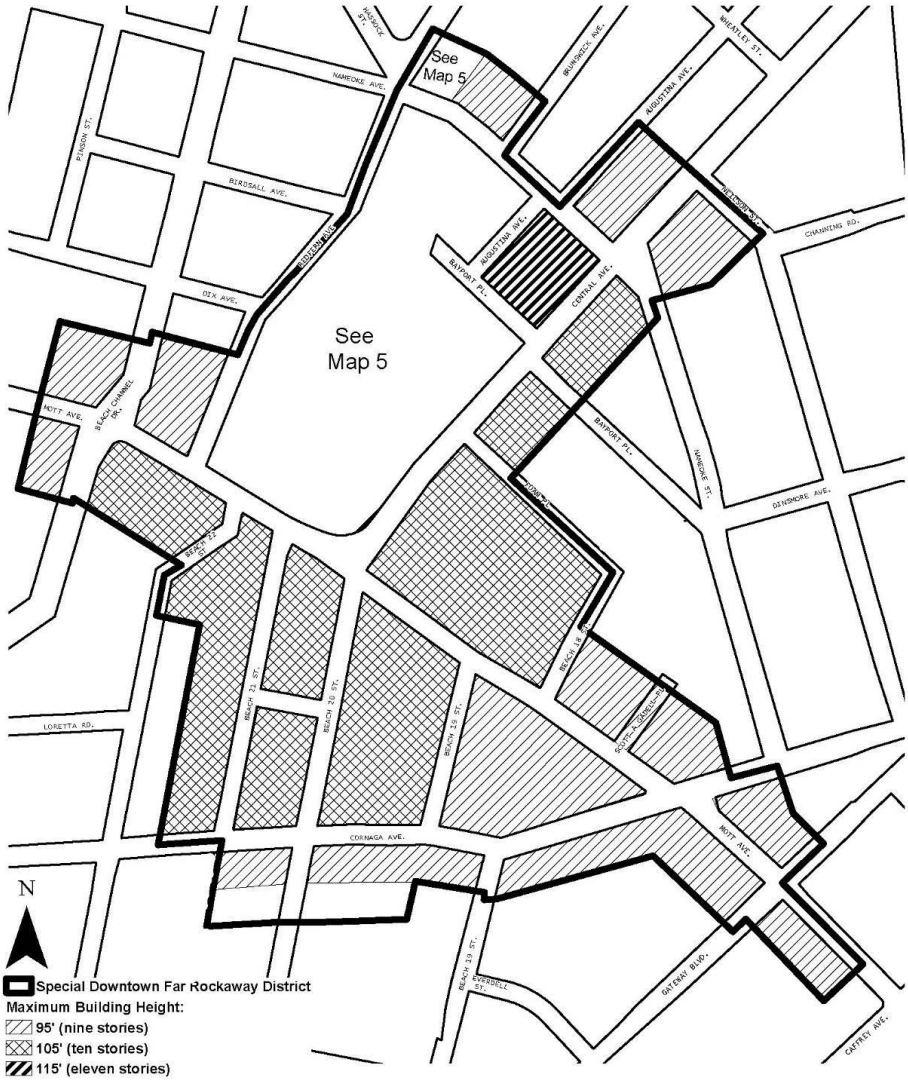


Map 2 – Commercial Core

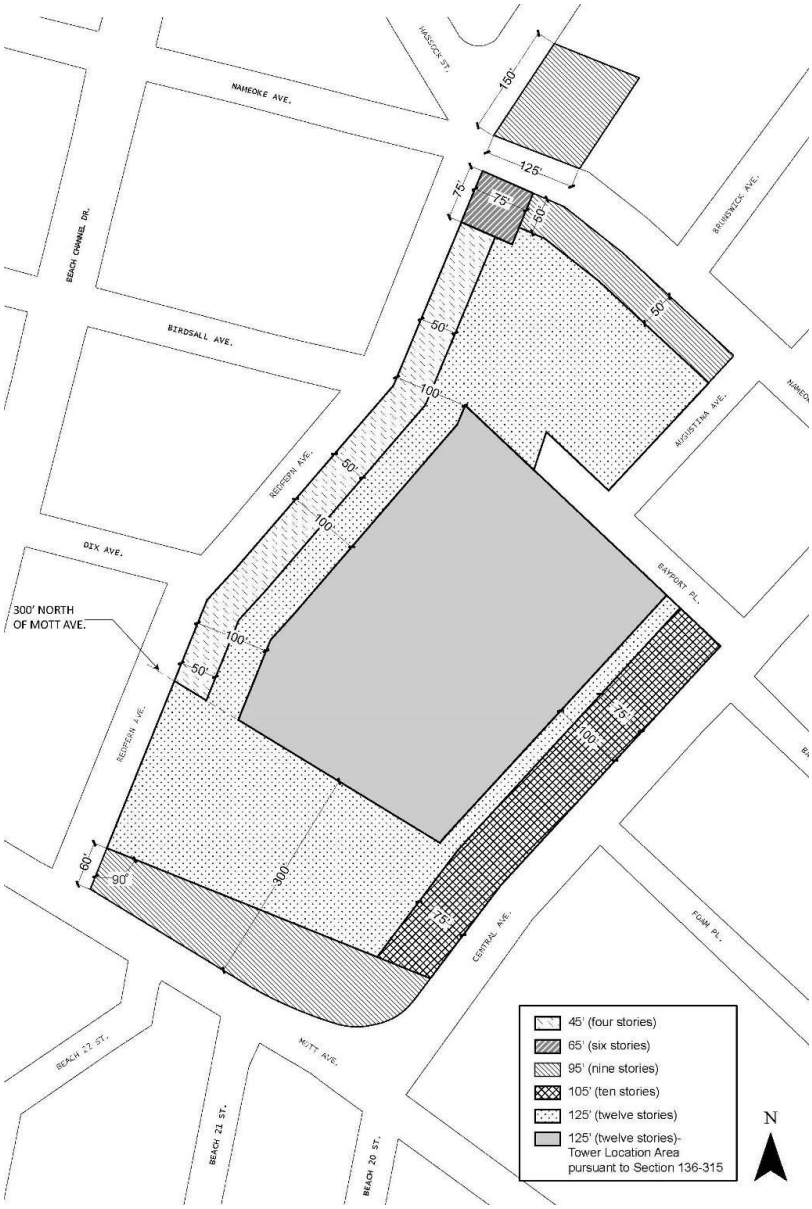


Map 3 – Ground Floor Use and Transparency Requirements

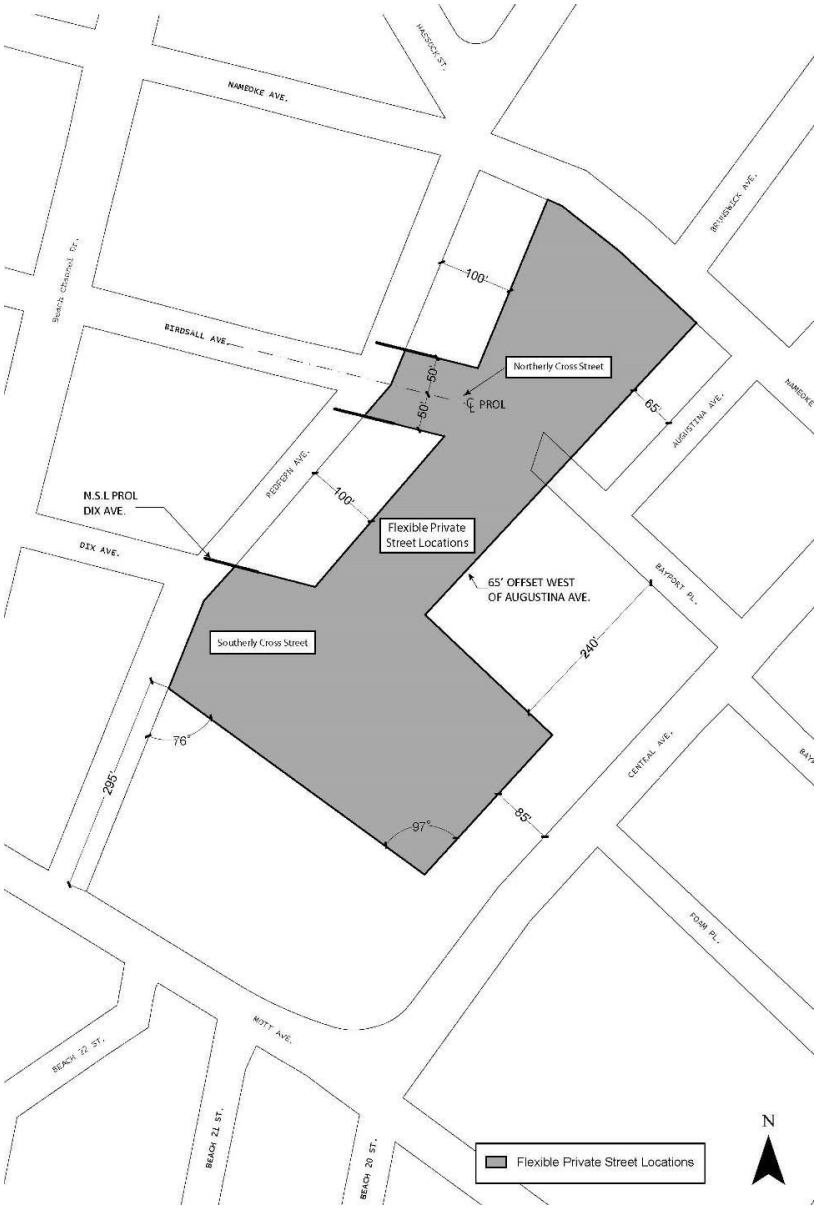
Map 4 – Maximum Building Height


See Map 5
See Map 5
NAMEOKE AVE.
BEACH CHANNEL DR.
BEACH 21 ST.
BEACH 20 ST.
BEACH 19 ST.
BEACH 18 ST.
BEACH 17 ST.
BEACH 16 ST.
BEACH 15 ST.
BEACH 13 ST.
BEACH 12 ST.
BEACH 11 ST.
BEACH 10 ST.
BEACH 9 ST.
BEACH 8 ST.
BEACH 7 ST.
BEACH 6 ST.
BEACH 5 ST.
BEACH 4 ST.
BEACH 3 ST.
BEACH 2 ST.
BEACH 1 ST.
BIRDSALL AVE.
BEX AVE.
MOTT AVE.
LORETTA RD.
CORNAGA AVE.
BAYPORT PL.
CENTRAL AVE.
AUGUSTINA AVE.
BEACH CHANNEL DR.
BEACH 19 ST.
BEACH 18 ST.
BEACH 17 ST.
BEACH 16 ST.
BEACH 15 ST.
BEACH 13 ST.
BEACH 12 ST.
BEACH 11 ST.
BEACH 10 ST.
BEACH 9 ST.
BEACH 8 ST.
BEACH 7 ST.
BEACH 6 ST.
BEACH 5 ST.
BEACH 4 ST.
BEACH 3 ST.
BEACH 2 ST.
BEACH 1 ST

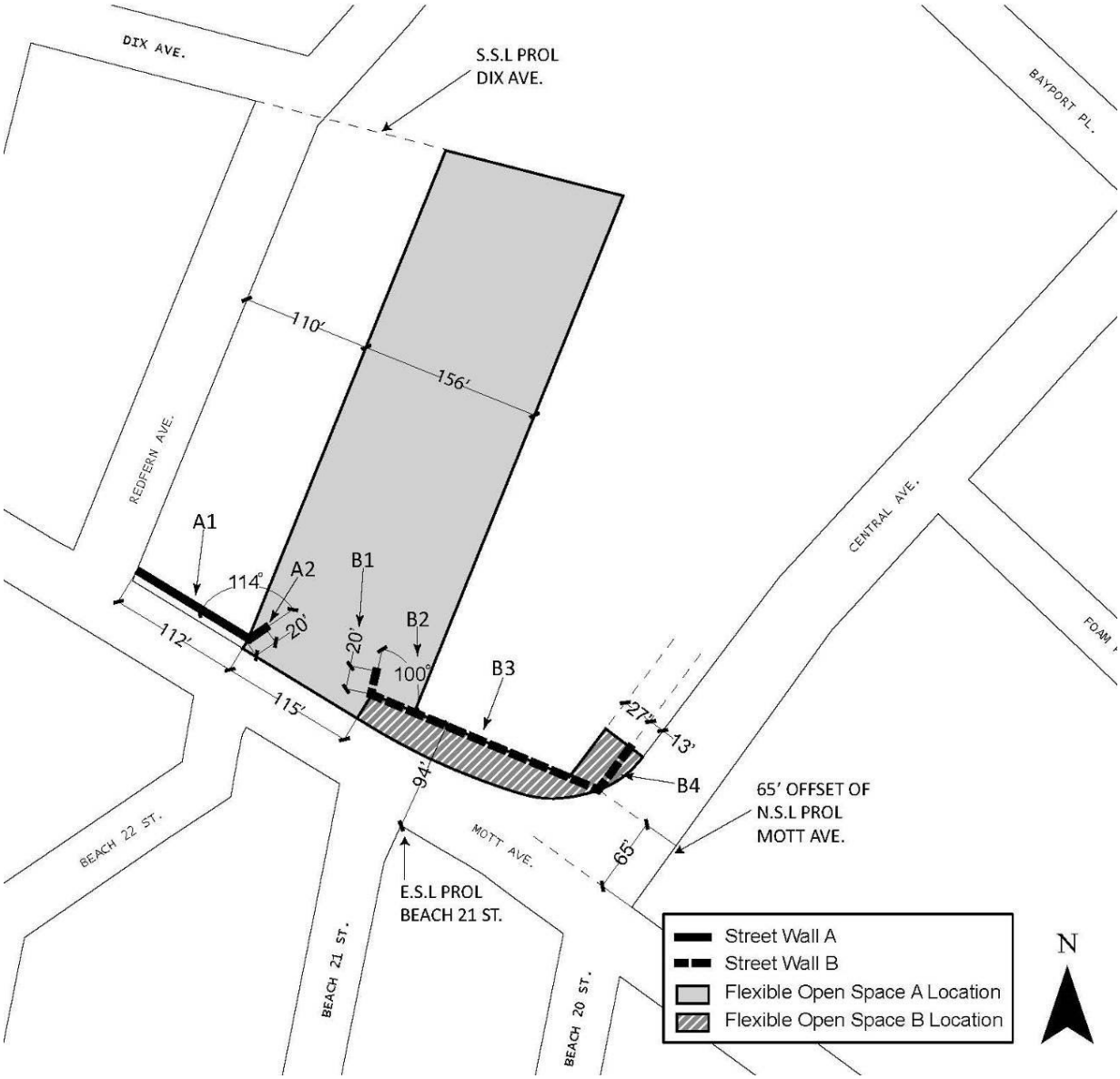
Map 5 – Maximum Building Height Within Subdistrict A



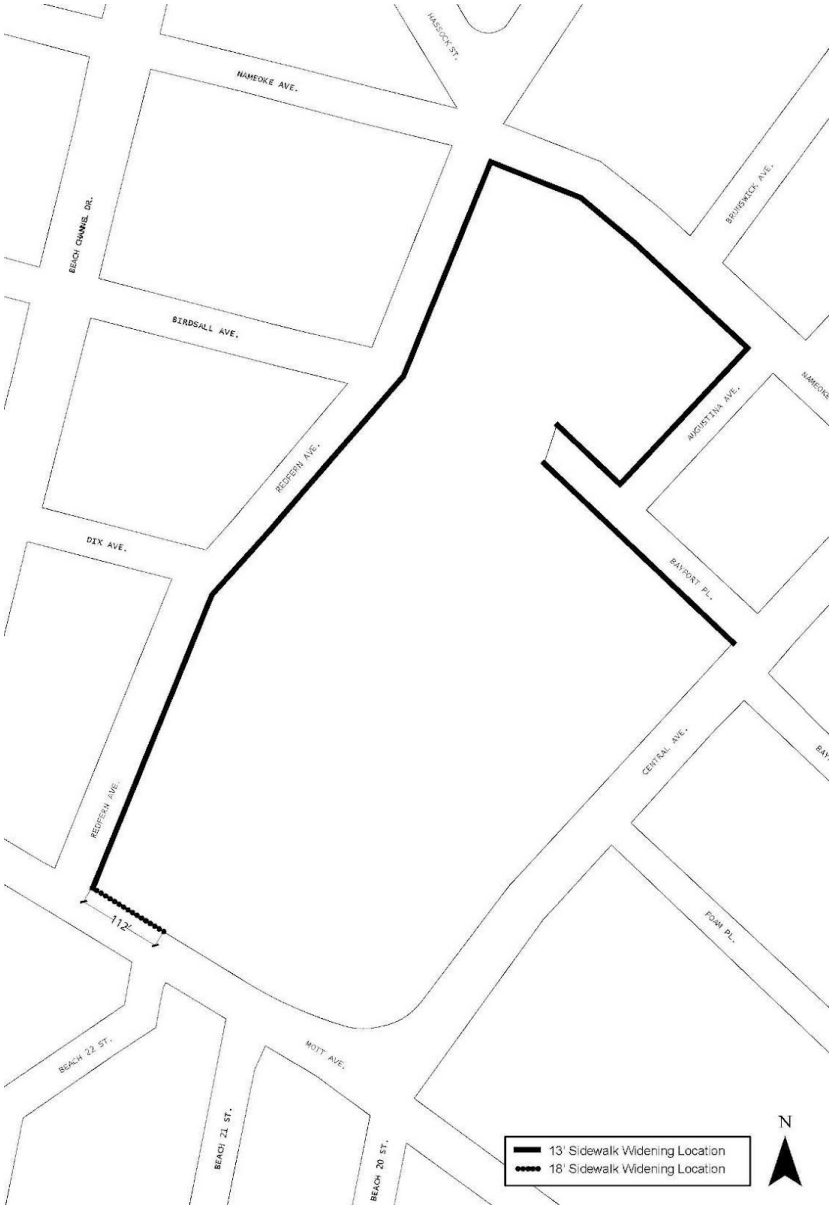
Map 6 – Publicly Accessible Private Streets



Map 7 – Mandatory Street walls and Flexible Public Open Space Locations



Map 8 – Sidewalk Widenings


NAMEOKE AVE.
HANSON ST.
BEACH CHANNEL DR.
BIRDSALL AVE.
REDFERN AVE.
DIX AVE.
BRIDGWICK AVE.
AUGUSTINA AVE.
BAYPORT PL.
CENTRAL AVE.
FOAM PL.
MOTT AVE.
BEACH 22 ST.
BEACH 21 ST.
BEACH 20 ST.
112'
13' Sidewalk Widening Location
18' Sidewalk Widening Location
N