



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

106-00 - GENERAL PURPOSES

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LAST AMENDED

2/2/2011

The "Special Coney Island Mixed Use District" established in this Resolution is designed to promote and protect the public health, safety and general welfare. These general goals include, among others, the following specific purposes:

- (a) to stabilize the residential future of this mixed residential and industrial area by permitting expansion and development of residential and light manufacturing uses where adequate environmental standards are assured;
- (b) to promote the opportunity for people to work in the vicinity of their residences;
- (c) to provide a safe circulation system in this area of mixed residential and manufacturing use;
- (d) to retain adequate wage, job-intensive, seasonally stable industries within New York City;
- (e) to provide an opportunity for the improvement of Coney Island in a manner consistent with the objectives of the Comprehensive Plan of the City of New York; and
- (f) to promote the most desirable use of land and thus to conserve the value of land and buildings and thereby protect the City tax revenues.

106-01 - General Provisions

LAST AMENDED

6/6/2024

In harmony with the general purpose and intent of this Resolution and the general purpose of the #Special Coney Island Mixed Use District# and in accordance with the provisions of this Chapter, regulations of the #Special Coney Island Mixed Use District# shall replace and supersede the existing district regulations. In #flood zones#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Zones), the provisions of Article VI, Chapter 4, shall control.

All #residences# and #community facilities# shall be subject to all the provisions applicable in R5 Districts, except as otherwise specifically provided in this Chapter. The special regulations relating to #predominantly built-up areas#, as defined in Section [12-10](#) (DEFINITIONS), shall apply to all #buildings# containing #residences#, except that #front yards# shall not be required.

All #commercial# and #manufacturing uses# shall be subject to all the provisions applicable in M1-2 Districts, except as otherwise specifically provided in this Chapter.

The #use# of any #building# may be changed to another #use# listed within the same Use Group or as provided in Sections [106-12](#) (Special Permit Provisions for Residential Uses), [106-32](#) (Special Permit Provisions for Manufacturing and Commercial Uses) or [106-33](#) (Changes of Manufacturing or Commercial Use).

In the case of a #zoning lot# occupied partly by #residential uses# and partly by other #uses#, the maximum #floor area ratio# on the #zoning lot# shall not exceed 2.0. In no event shall the total #floor area# of #residential uses# on a #zoning lot# exceed 1.65.

In any #building# above the level of the first #story# ceiling, #residential uses# shall not be located on the same #story# as or below #manufacturing# or #commercial# #uses#, and #manufacturing uses# shall not be located on the same #story# as or above #residential uses#.

#Zoning lots# adjacent to the #Special Coney Island Mixed Use District# shall not be subject to the provisions of Sections [42-214](#) (Special provisions applying along district boundaries), [42-412](#) (In M2 or M3 Districts), [42-42](#) (Enclosure or Screening of Storage), [42-44](#) (Limitations on Business Entrances, Show Windows or Signs), [42-56](#) (Special Provisions Applying Along District Boundaries), [43-30](#) (SPECIAL PROVISIONS APPLYING ALONG DISTRICT BOUNDARIES) or [44-583](#) (Restrictions on location of berths near Residence Districts).

Special regulations for #residential uses# are listed in Sections [106-11](#) and [106-12](#) of this Chapter.

Special regulations for #community facility uses# are listed in Section [106-21](#) of this Chapter.

Special regulations for #manufacturing# and #commercial# #uses# are listed in Sections [106-31](#), [106-32](#) and [106-33](#) of this Chapter.

Special regulations for #buildings# containing both #residential# and #commercial# #uses# are listed in Sections [106-41](#) and [106-42](#) of this Chapter.