



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

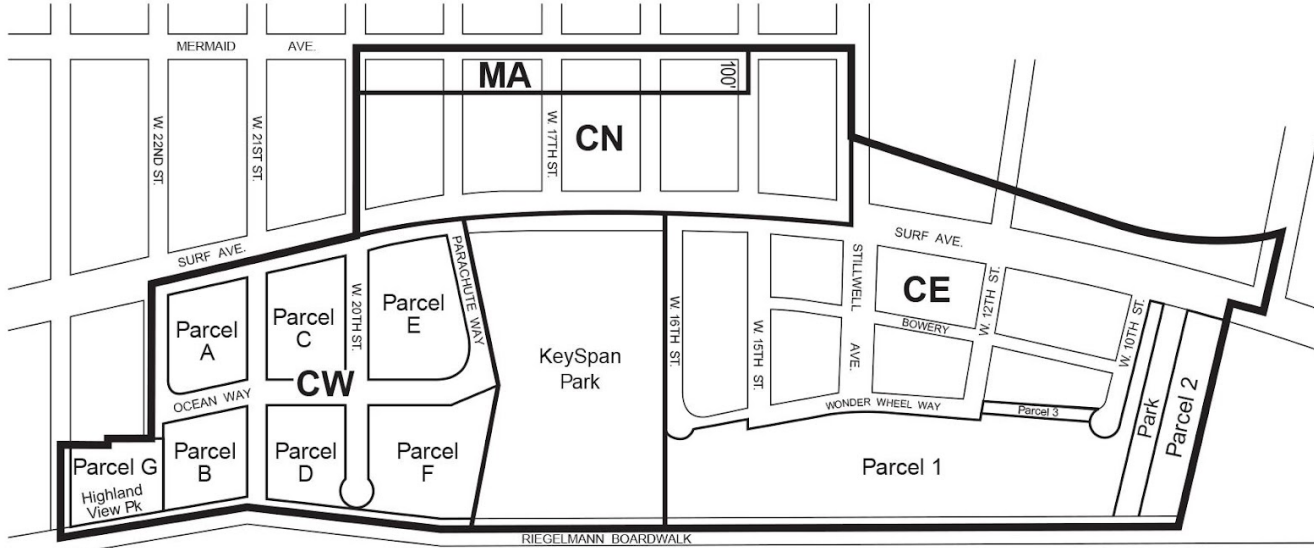
# Appendix A

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# Appendix A - Coney Island District Plan

LAST AMENDED  
6/6/2024

Map 1 - Special Coney Island District and Subdistricts

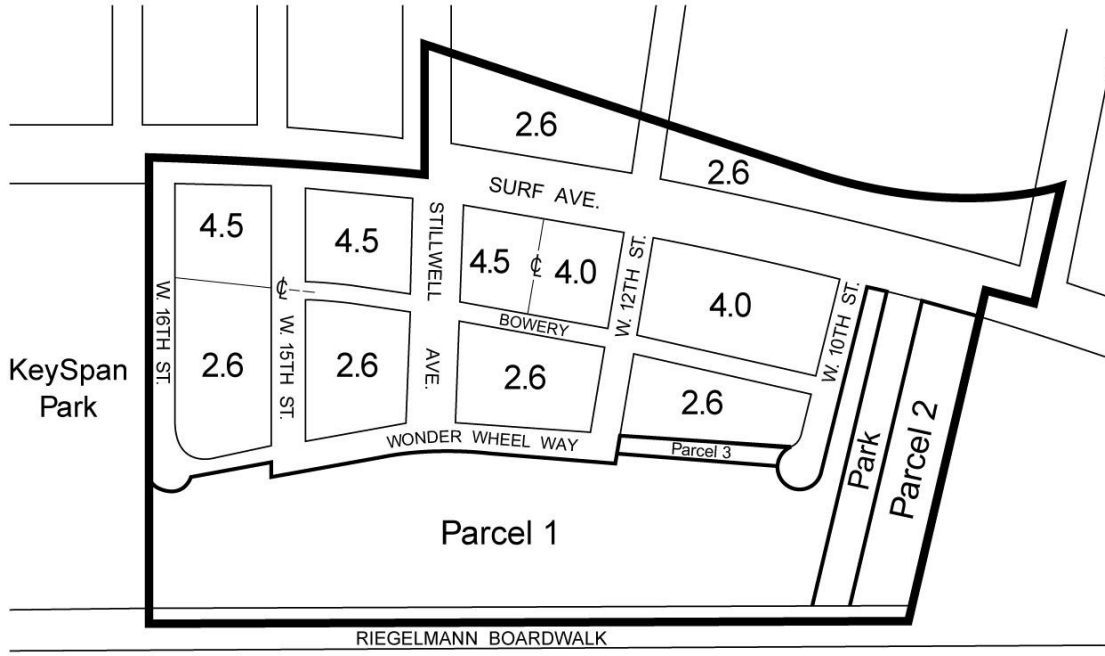


- Special Coney Island District**
- Special Coney Island Subdistrict**
- Parcel Boundary**

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

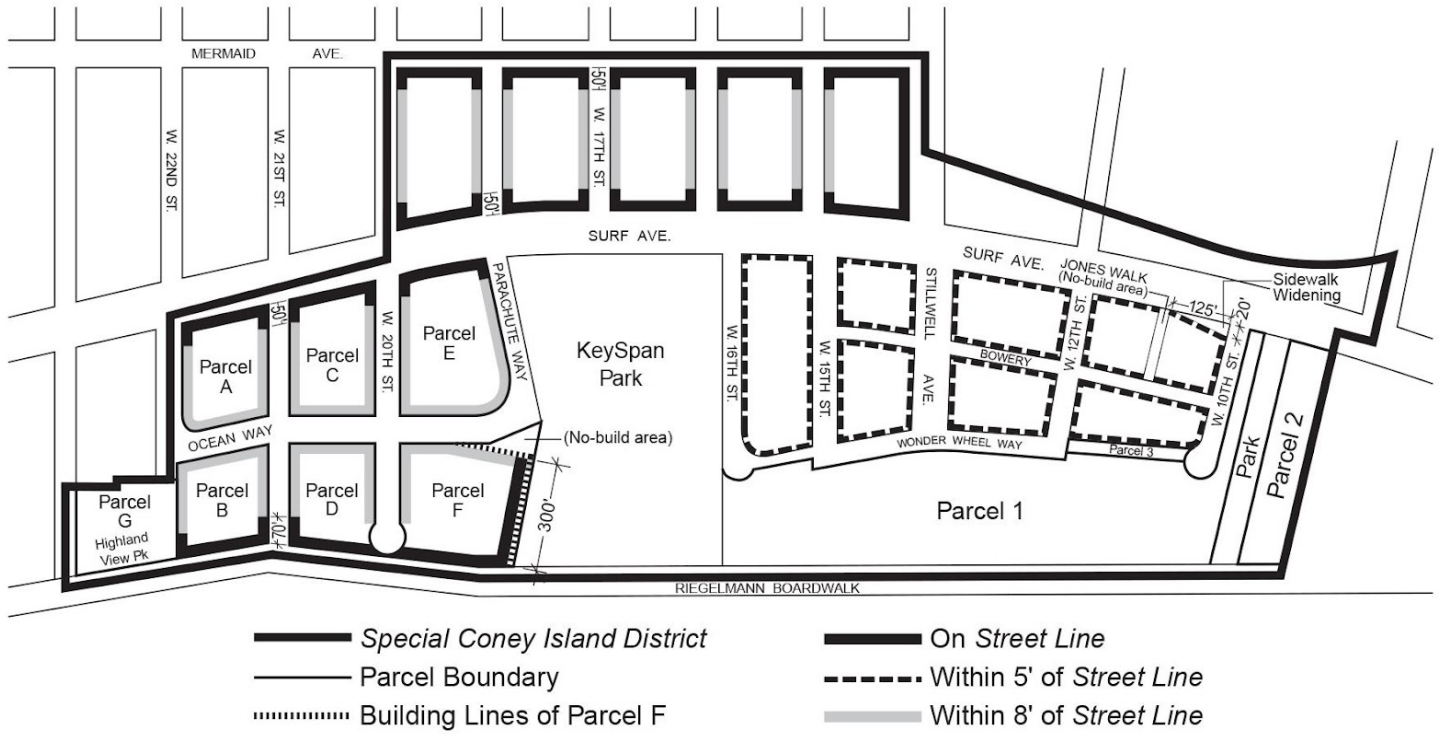
Map 2 - Mandatory Ground Floor Use Requirements

Map 3 - Coney East Subdistrict Floor Area Ratios

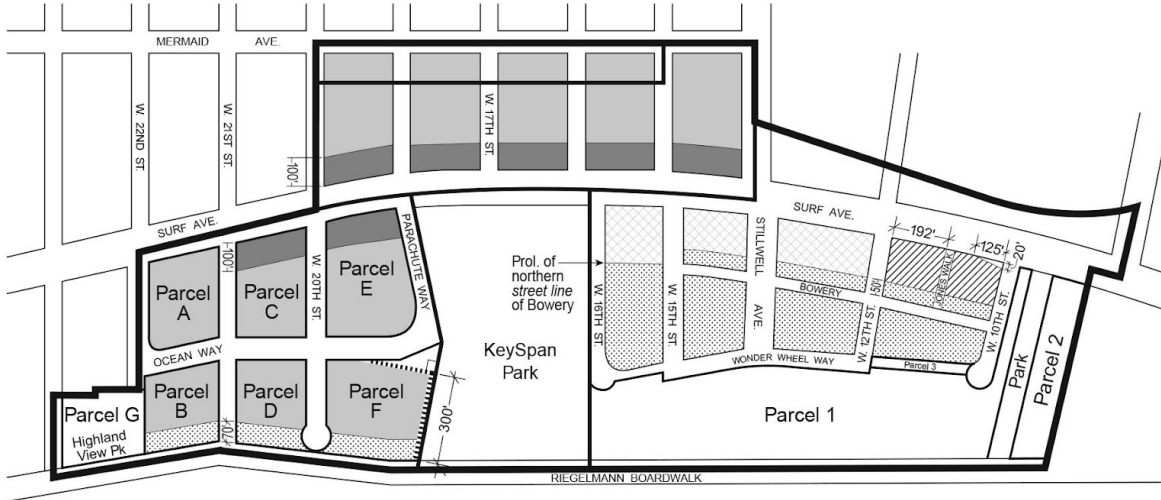


- Coney East Subdistrict
- Parcel Boundary

Map 4 - Street Wall Location

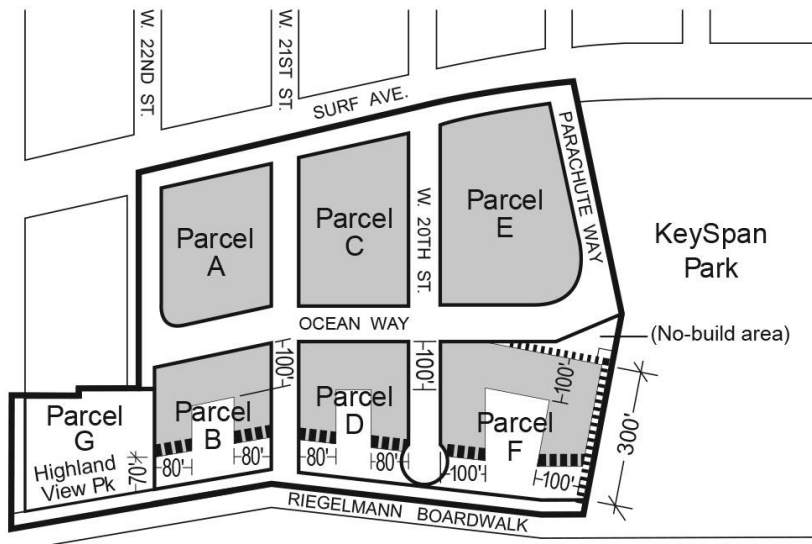


Map 5 - Minimum and Maximum Base Heights



- Special Coney Island District
  - Special Coney Island Subdistrict
  - Parcel Boundary
  - ..... Building Line of Parcel F
- |  |   |
|--|---|
|  | 20' Minimum; 40' Maximum Base Height            |
|  | 35' Minimum; 45' Maximum Base Height            |
|  | 40' Minimum; 65' Maximum Base Height            |
|  | 35' Minimum; 65' Maximum Base Height with Tower |
|  | 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))

