



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

62-58 - Requirements for Water-Dependent Uses and Other Developments

File generated by <https://zr.planning.nyc.gov> on 12/22/2024

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LAST AMENDED

2/2/2011

#Waterfront zoning lots# that are #developed# with #uses# listed in paragraph (b) of Section [62-52](#) (Applicability of Waterfront Public Access Area Requirements) shall provide a minimum amount of #waterfront public access area# in accordance with the table in Section [62-57](#) (Requirements for Supplemental Public Access Areas).

The total #waterfront public access area# requirement in such table shall be provided in any manner that will enable the public to access a waterfront viewing area on the #zoning lot# from a public sidewalk within a #street#, #public park# or other public place. Such viewing area shall provide an unobstructed view of the water and comprise at least 50 percent of the total #waterfront public access area# required on the #zoning lot#. One linear foot of seating shall be provided for every 100 square feet of viewing area.

#Waterfront public access areas# improved in accordance with this Section shall comply with the provisions of Sections [62-61](#) (General Provisions Applying to Waterfront Public Access Areas) and [62-65](#) (Public Access Design Reference Standards).

For #developments# listed in paragraph (b)(1) of Section [62-52](#), on #zoning lots# containing a public access area established prior to October 25, 1993, by restrictive declaration, lease agreement, maintenance and operation agreement, or other agreement with a public entity, which public access area is required to be provided for the life of the #development#, subject to such agreement, the requirements for the #waterfront public access area# shall have been met if the established public access area is substantially in compliance with the provisions of this Section.