Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

62-511 - Location of visual corridors

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62-511 - Location of visual corridors

LAST AMENDED
4/22/2009

#Visual corridors# shall be provided through the #zoning lot# using the following methodology:

(a) the #street lines# of a #street# shown on the City Map which extend seaward of the first upland #street# bounding a #waterfront block# and terminate at a #waterfront block# shall be prolonged as a #visual corridor# through all intervening #zoning lots# to the water if the prolonged #street# would intersect the #shoreline# at an angle of 45 degrees or more and there are no existing obstructions blocking 50 percent or more of the width of the #visual corridor# that would result;

(b) a #visual corridor# designated in a Waterfront Access Plan that traverses the #zoning lot# shall be maintained through the #zoning lot# in accordance with the provisions of such plan; and

(c) the #street lines# of a #street# shown on the City Map which terminate at the first upland #street# bounding a #waterfront block#, and which #street# would, if prolonged, traverse the #zoning lot# and intersect the #shoreline# at an angle of 45 degrees or more without traversing an intervening #zoning lot#, shall be prolonged as a #visual corridor# if there are no existing obstructions blocking 50 percent or more of the width of the #visual corridor# that would result.

Such #visual corridor# pursuant to paragraph (c) of this Section shall not be required if any of the following conditions exist within 400 feet, as measured along the #street line# of the first upland #street# bounding the #waterfront block#, and its elimination does not result in a condition whereby #visual corridors# through the #zoning lot# or to either side of the #zoning lot# are more than 600 feet apart:

(1) there is an existing mapped #street# extending to the water that intersects the #shoreline# at an angle of 45 degrees or more;

(2) there is a required #visual corridor# pursuant to paragraph (a) of this Section;

(3) there is an existing designated #visual corridor# either previously recorded by another property owner or mandated in a Waterfront Access Plan; or

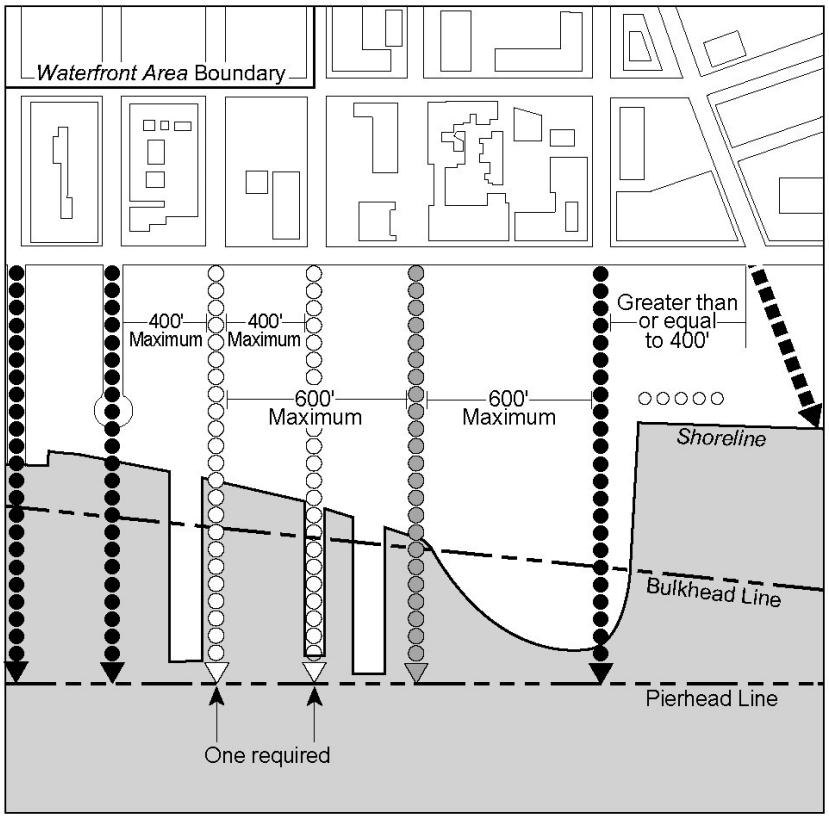
(4) the property owner is currently designating another #visual corridor# through the #zoning lot# pursuant to paragraph (c) of this Section which is equal to or greater in width than the #visual corridor# that would be eliminated.

For the purposes of paragraphs (a) and (c) of this Section, the angle of intersection of a #street# with the #shoreline# shall be determined from the intersection of the centerline of the #street#, or its prolongation, with the #shoreline#. The line connecting the two points of intersection of the #street lines#, or their prolongation, with the #shoreline# shall be deemed to be the #shoreline# (see illustration of Visual Corridor).

No existing #street#, or its prolongation, shall be considered currently blocked due to the presence of elevated roadways, elevated railways, or pedestrian or vehicular bridges existing on October 25, 1993.

In the event the methodology of this Section results in a condition whereby #visual corridors# through the #zoning lot# or to either side of the #zoning lot# are more than 600 feet apart, as measured along the #street line# of the first upland #street# bounding the #waterfront block#, additional #visual corridors# shall be provided at locations that would maintain a maximum spacing of 600 feet without traversing an intervening #zoning lot#. Such spacing may be increased only where an intervening #zoning lot# or an existing #building or other structure# on the #zoning lot# prevents compliance and only to the minimum dimension necessary to clear the intervening #zoning lot# or existing #building or other structure#. However, no #visual corridor# shall be required where such increased spacing would place it within 200 feet of another #visual corridor#. In order to determine the location of the nearest #visual corridors#, the methodology of paragraphs (a), (b) and (c) of this

Section shall be applied to the adjoining portions of the #block# frontage to either side of the #zoning lot#.



●●●▶ Designated *Visual Corridor* or Mapped *Street* Seaward of the First Upland *Street* (Mandatory Location for Visual Corridor)

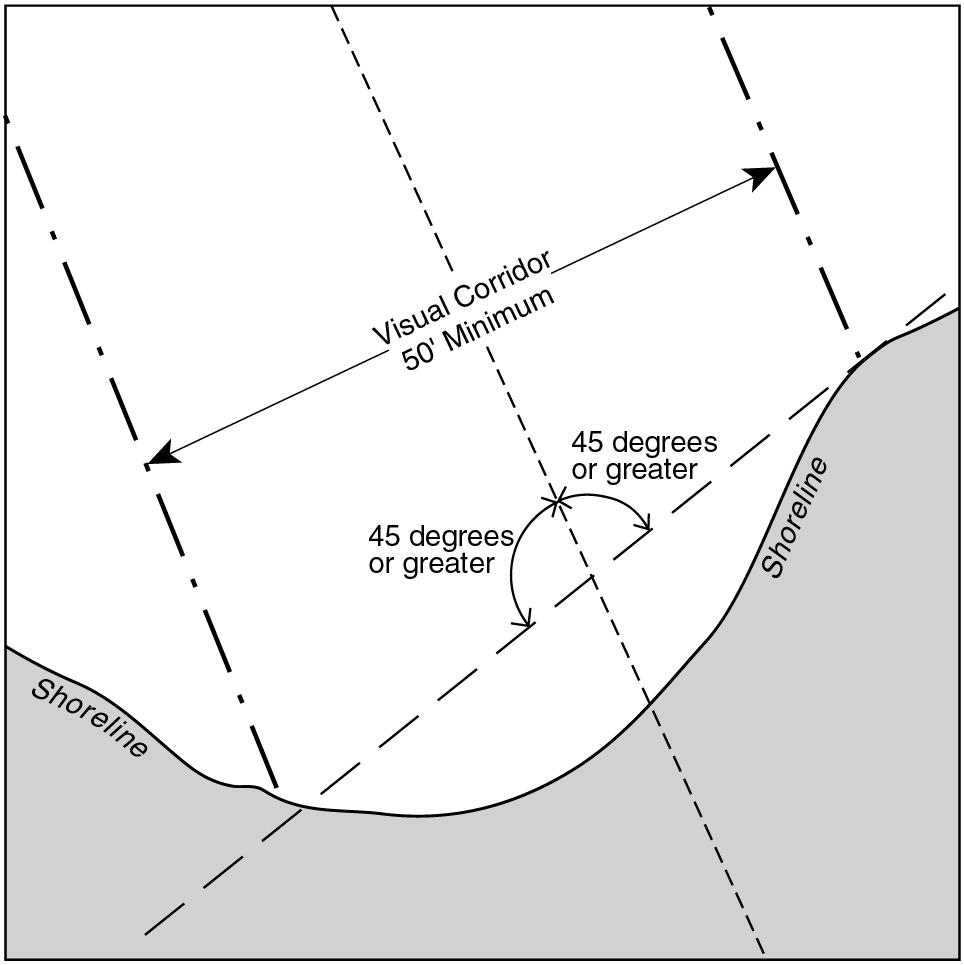
○○○▷ Mapped *Street* Terminating at First Upland *Street* (Alternative Location for *Visual Corridors* Mandatory at Maximum Intervals of 400 Feet)

●●●▶ No Upland *Street* (*Visual Corridor* Mandatory at Maximum Intervals of 600 Feet)

■■■▶ Mapped *Street* Terminating at First Upland *Street* (Distance Greater than or Equal to 400 Feet: Mandatory Location)

VISUAL CORRIDOR LOCATIONS

(62-511.1)



Street Line, Prolongation of *Street Lines* or *Visual Corridor* Boundaries

Center Line of *Street* or *Visual Corridor*

Assumed *Shoreline* for Determining Angle of Intersection

VISUAL CORRIDOR (ANGLE OF SHORELINE INTERSECTION)

(62-511.2)