



## **Zoning Resolution**

**THE CITY OF NEW YORK**  
**Zohran K. Mamdani, Mayor**

**CITY PLANNING COMMISSION**  
**Sideya Sherman, Chair**

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

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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.