



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, 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 2/6/2026

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

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.