62-31 - Bulk Computations on Waterfront Zoning Lots
On waterfront zoning lots, the areas of the upland lot and the seaward lot shall be computed separately.

(a) **Upland lot**

All bulk regulations pertaining to the upland lot shall be satisfied entirely on such portion of the zoning lot. All floor area, dwelling units or rooming units generated by such portion shall be located within the upland lot and all lot coverage computations shall be based solely on the area of the upland lot.

(b) **Seaward lot**

Within the seaward lot, only the water coverage of piers or platforms that are structurally sound and physically accessible directly from the shore, with a surface that is capable of lawful occupancy, shall be deemed to be lot area for the purposes of determining allowable floor area, dwelling units or rooming units, or to satisfy any other bulk regulations, unless expressly stated otherwise. In no event shall the water coverage of a building or other structure projecting over the water from a pier or platform be included in lot area. Lot coverage provisions shall not apply to the seaward lot.

Except where all piers, platforms or floating structures are occupied predominantly by WD uses, the maximum water coverage permitted on a zoning lot shall not exceed 50 percent and the water coverage of an existing pier or platform may not be increased by more than 10 percent.

(c) **Special provisions for bulk distribution**

Floor area, dwelling units or rooming units generated by existing piers or platforms within the seaward lot may be located anywhere on the zoning lot provided the amount on the upland lot does not exceed the maximum for the district on such portion of the zoning lot by more than 20 percent. No bulk distribution from the seaward lot shall be permitted for new piers or platforms, except within Waterfront Access Plan BK-1. Such bulk distribution shall be permitted for new portions of piers located within Waterfront Access Plan BK-1, provided that such new portion of the pier is accessed from a portion of an existing pier containing not less than 25 percent of the water coverage of such existing pier and that the water coverage of the new and existing portions of the pier does not exceed the water coverage of the existing pier.