62-356 - Special bulk regulations for zoning lots adjacent to public parks
On Parcel 12b within Waterfront Access Plan BK-1 in Section 62-931, any lot line that coincides with the boundary of a public park shall be considered to be a street line of a wide street for the purposes of applying all bulk regulations of this Resolution, except that the provisions of paragraphs (g) and (h) of Section 62-354 (Special height and setback regulations) shall not apply.

In lieu thereof, the street wall of any building fronting on a lot line that coincides with the boundary of a public park shall be located at least eight feet from such lot line, except that any portion of a building containing a legally required window shall be located at least 28 feet from such lot line. No balconies shall be permitted on any street wall of such building facing a public park.

In addition, a wall, or if a wall is prohibited by the New York City Building Code, a fence, shall be provided along the lot line that coincides with the boundary of a public park. Such wall or fence shall be a minimum of six feet in height, except that any portion of such wall or fence facing a ground floor level commercial use in a building shall be a minimum of 10 feet in height. However, if the Commissioner of Buildings determines that such wall or fence located in a Residence District is subject to the provisions of Building Code Section 3112.1, exceptions (2) or (3), such wall or fence shall be a minimum of eight feet in height along the boundary of a public park.

At least 90 percent of the width of the street wall of a building or buildings fronting on Kent Street shall be located within eight feet of the street line and extend to a minimum height of 30 feet.