Zoning Resolution

THE CITY OF NEW YORK
Eric Adams, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

62-54 - Requirements for Public Access on Piers

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(a) All developments on zoning lots containing piers shall provide waterfront public access areas that meet the provisions of this Section.

Waterfront public access areas on piers shall consist of:

(1) an area along the seaward edge of the pier having a depth measured from such seaward edge equal to at least 25 percent of the overall length of the pier. Portions of buildings may project into the required waterfront public access area, provided that the aggregate width of all such projections at the level of any story does not exceed 50 percent of the aggregate width of the building. For the purposes of this paragraph, abutting buildings on a single zoning lot shall be considered a single building. The depth of the required waterfront public access area may be reduced by no more than 20 percent; such projections shall not be included in the computation of waterfront public access area provided on the pier. In no event shall the depth of the public access area be less than 15 feet;

(2) an area along the landward portion of the pier, having a depth of 40 feet, measured seaward from the bulkhead, stabilized or natural shoreline, or platform edge from which the pier projects. The depth of such area, however, need not exceed 25 percent of the length of the pier. In no event shall the depth of such area be reduced to less than 15 feet; or

(3) an area along all other water edges of the pier, having a depth of 15 feet measured from such edges. For portions of piers wider than 80 feet, the depth along the edges of such portion shall be increased by three inches for each additional foot of pier width over 80 feet, but need not exceed a total of 60 feet, in aggregate, for all other edges. Such areas along water edges which are directly opposite each other may be aggregated so that the entire area is along one edge. Alternatively, the required area may also be allocated to such opposite edges so that the total aggregate depth is maintained with a minimum 15 foot depth along any edge.

(b) Notwithstanding the requirements of paragraph (a) of this Section, when a pier is developed predominantly with a playground or private park, the waterfront public access area requirement on the pier, pursuant to Sections 62-52 (Applicability of Waterfront Public Access Area Requirements) and 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS), inclusive, shall be deemed to be satisfied by such use.

Pier public access areas shall be directly accessible from a waterfront public access area, public sidewalk within an open street, public park or other accessible public place, or other public access area. For piers developed predominantly with a playground or private park, the minimum width of such connection shall be equal to at least 50 percent of the width of a pier where it projects from the bulkhead, stabilized or natural shoreline, or platform edge.
PUBLIC ACCESS REQUIREMENTS ON PIERS

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