Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

78-23 - Other Accessory Uses

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78-23 - Other Accessory Uses

LAST AMENDED
4/30/1981

78-231 - Accessory swimming pools

LAST AMENDED
2/2/2011

Swimming pools may be authorized by the City Planning Commission as #accessory# #uses# even though not located on the same #zoning lots# as the principal #uses# to which they are related, provided that:

(a) any such swimming pool is located in a common #open space# area and as a part of such area meets all the requirements set forth in Section 78-52 (Common Open Space);

(b) the use of such swimming pool is restricted to the residents of the #large-scale residential development# or portion thereof served by such common #open space#, and their guests;

(c) the edge of such swimming pool is located not less than 50 feet from any #lot line# on the periphery of the #large-scale residential development#, and is suitably screened from other areas on the same or adjacent #zoning lots#; and

(d) such swimming pool complies in all other respects with the definition of #accessory# #use# as set forth in Section 12-10 (DEFINITIONS).

78-232 - Accessory sewage disposal plants

LAST AMENDED
4/30/1981

In Staten Island, sewage disposal plants to serve not more than 50 #dwelling units# may be authorized by the City Planning Commission as #accessory# #uses# to be located anywhere within a #large-scale residential development# without regard for #zoning lot lines#, provided the Commission finds that:

(a) the sewage disposal plant is located not closer than 100 feet from any #residential use#;

(b) the #large-scale residential development# is arranged so as to best serve the active and passive recreation needs of the #residential development#, protect and serve scenic assets and natural features and provide suitable variations in the siting of #buildings#;

(c) the sewage disposal plant is adequately landscaped and buffered from all #residential uses# on the same or adjacent #zoning lots#; and

(d) the proposal promotes and protects the public health, safety and general welfare.