



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

78-231 - Accessory swimming pools

File generated by <https://zr.planning.nyc.gov> on 1/2/2026

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).