

HOUSING AND DEVELOPMENT ADMINISTRATION  
DEPARTMENT OF BUILDINGS

DEPARTMENTAL MEMORANDUM

DATE: May 24, 1976

TO: Richard P. Rosenthal, Director, Division of Design,  
Department of Development

FROM: Director of Operations Irving E. Minkin

*Re: Outdoor Tennis  
Courts*

SUBJECT: TENNIS COURTS IN RESIDENTIAL DISTRICTS

In accordance with your request in your memorandum of May 20, 1976, I wish to forward a copy of a decision rendered in 1969, which I believe provides sufficient guidelines insofar as Building Code requirements are concerned for the air supported structures that are conventionally utilized part of the year for tennis courts.

Insofar as zoning requirements are concerned, this question was reviewed at a Borough Superintendents' meeting approximately six months ago, and a directive was to be issued, clarifying the guidelines, which are as follows:

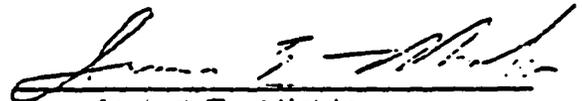
1. An outdoor tennis court, without any enclosure in the form of air supported structures or tents, is considered to be a use in Use Group 4, and permitted as of right in all residential districts, except R-1 and R-2. In the case of R-1 and R-2 districts, a special permit by the Board of Standards and Appeals would be required.

2. If enclosure of the tennis court is desired, by an air supported structure or tent, or the like, it will be necessary that the requirements of Section 22-14 of the Zoning Resolution relating to non-profit clubs with restrictions on operation, be adhered to if the tennis facility is to be permitted as of right in all residential districts, with the exception of R-1 and R-2 districts. In the latter case, here again, a special permit by the Board would be required.

3. Non-compliance with the above restrictions would place the enclosed tennis court within either Use Group 6 (non-commercial club without restrictions on activities or facilities), or Use Group 9 (physical culture establishments, including gymnasiums) as appropriate.

As I mentioned in our previous discussion, applicants for tennis courts within air supported structures, both on ground and on the roofs of buildings, have been required to obtain variances from the Board of Standards & Appeals when they fail to comply with either the use or bulk regulations of the Zoning Resolution, as well as failure to comply with applicable Building Code provisions.

IEM/df  
Enc.  
CC: Exec. Staff; Boro. Supts.

  
Irving E. Minkin  
Director of Operations 1182