

## **Section 4-70 CONDOMINIUMS**

*Intent.* Condominiums as defined in Article II, Section 2-20 of this ordinance have certain characteristics in common, whether newly created or converted units. The conversion of rental to owner-occupied units is governed by laws of the Commonwealth. However, as all condominiums, by definition, have several common aspects, the following rules shall apply:

1. A condominium created in accordance with and subject to the provisions of General Laws, Chapter 183A, as the same may be amended from time to time, is permitted under this ordinance, provided that the same shall comply with Use, Area, Height, Off-Street Parking and other regulations of this ordinance for the District in which said condominium is located.
2. A copy of the Master Deed, as provided for in Chapter 183A, Section 8, of the Massachusetts General Laws, shall be submitted to the Planning Department of the City of Westfield, said Deed to contain a provision that when there is a change in the names of officers, directors or trustees of the corporation, trust or association formed to regulate and manage a condominium project, said change shall be submitted to the Planning Department and the Superintendent of Buildings of the City of Westfield within thirty (30) days of the change, and a further provision that the aforementioned requirements are for the benefit of the City of Westfield.

(9/3/87)

## **Section 4-80 SWIMMING POOLS**

A swimming pool, as defined in Article II, shall comply with the following standards:

1. A pool shall not be nearer than eight (8) feet to any lot line or eight (8) feet to any dwelling.
2. All swimming pools shall be enclosed by a fence at least four (4) feet high, and of a type not readily climbed by children, and containing gates which cannot be readily opened by children; in the case of above ground pools, the requirements for a fence shall be waived if the owner has a removable ladder which is removed at all times when the swimming pool is not in use and providing the pool is forty eight (48) inches deep or more.
3. No in-ground swimming pool shall be located closer than ten (10) feet from a septic tank, nor twenty (20) feet from septic system leaching fields.
4. The construction of all swimming pools must meet State standards.

(9/3/87)