

Proposed Modifications to *Section 18-407. - Swimming Pools and Outdoor Hot Tubs.*

Examples of current code versus proposed code.

Current Code: Requirements for Pools

Sec. 18-407. - Swimming Pools and Outdoor Hot Tubs.

1. A swimming pool or hot tub may be located only in the rear yard.
2. A swimming pool may occupy not more than twenty-five (25) percent of the area of the rear yard.
3. The front edge of the swimming pool shall be no less than five feet from an extension of the rear wall line of the principal building on the adjacent lots.
4. The setbacks for swimming pools and outdoor hot tubs are based on the following criteria, and multiple criteria may apply:

Criteria	Setback
Located in rear yard	10 ft. min. from side or rear property line
Location in relation to principal structure	10 ft. min. from principal structure
Located near an alley	20 ft. min. from property line adjoining alley
Located on corner lot	35 ft. min. from corner side yard and 10 ft. min. from side yard of adjoining lot

5. See [Chapter 19](#), Swimming Pools for more standards and required permits.

Current Code: Setback Requirements for Pools

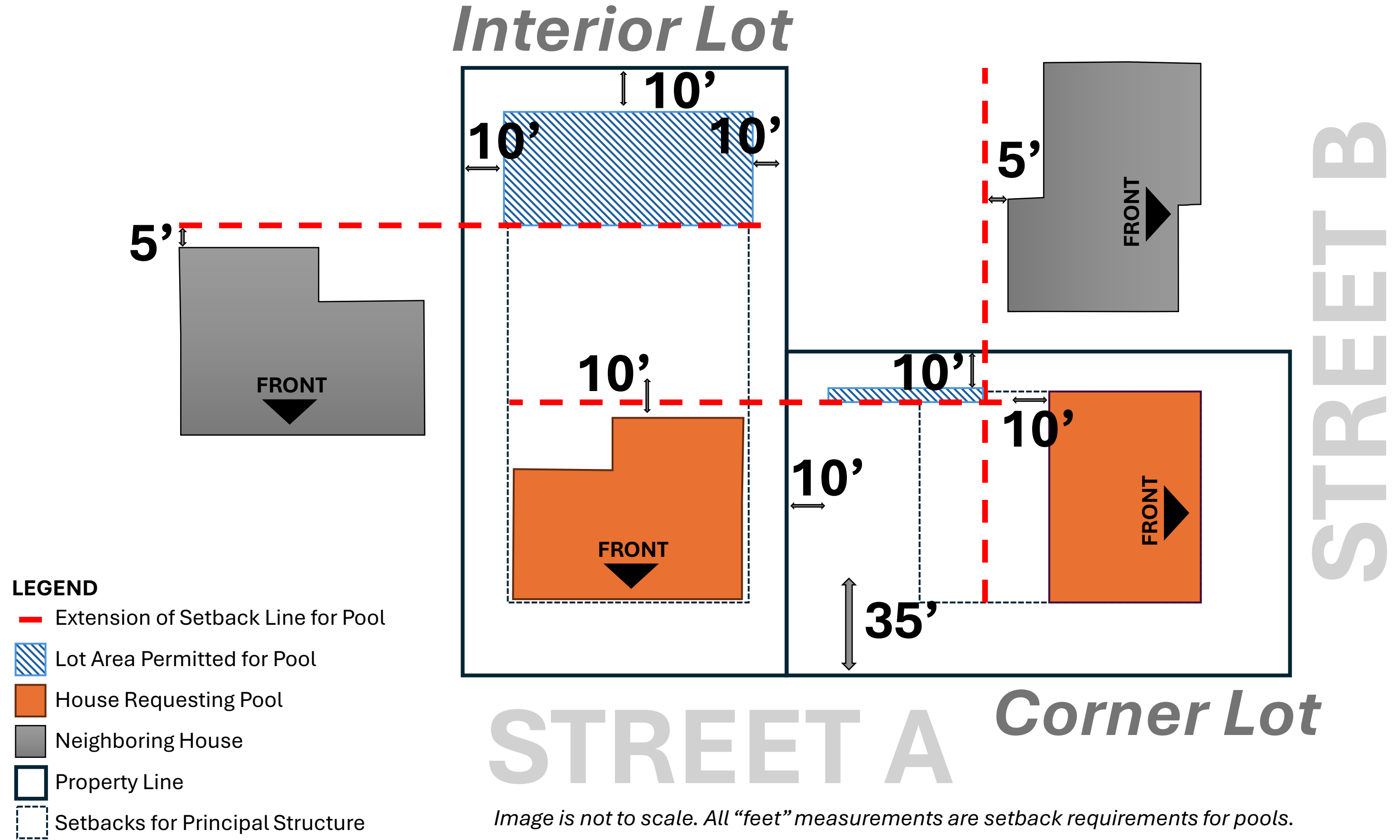


Image is not to scale. All "feet" measurements are setback requirements for pools.

Current Code: Corner Lot

Sec. 18-407. - Swimming Pools and Outdoor Hot Tubs.

- ✓ 1. A swimming pool or hot tub may be located only in the rear yard.
- ✓ 3. The front edge of the swimming pool shall be no less than five feet from an extension of the rear wall line of the principal building on the adjacent lots.
- ✓ 4. Located in rear yard, 10 ft. min. from side or rear property line
- ✓ 4. Location in relation to principal structure
- ✓ 4. Located on corner lot, 35 ft. min. from corner side yard and 10 ft. min. from side yard of adjoining lot

The current code is written in a way that implies that both neighboring properties impact the location of the pool, creating a small footprint where the pool may be permitted.

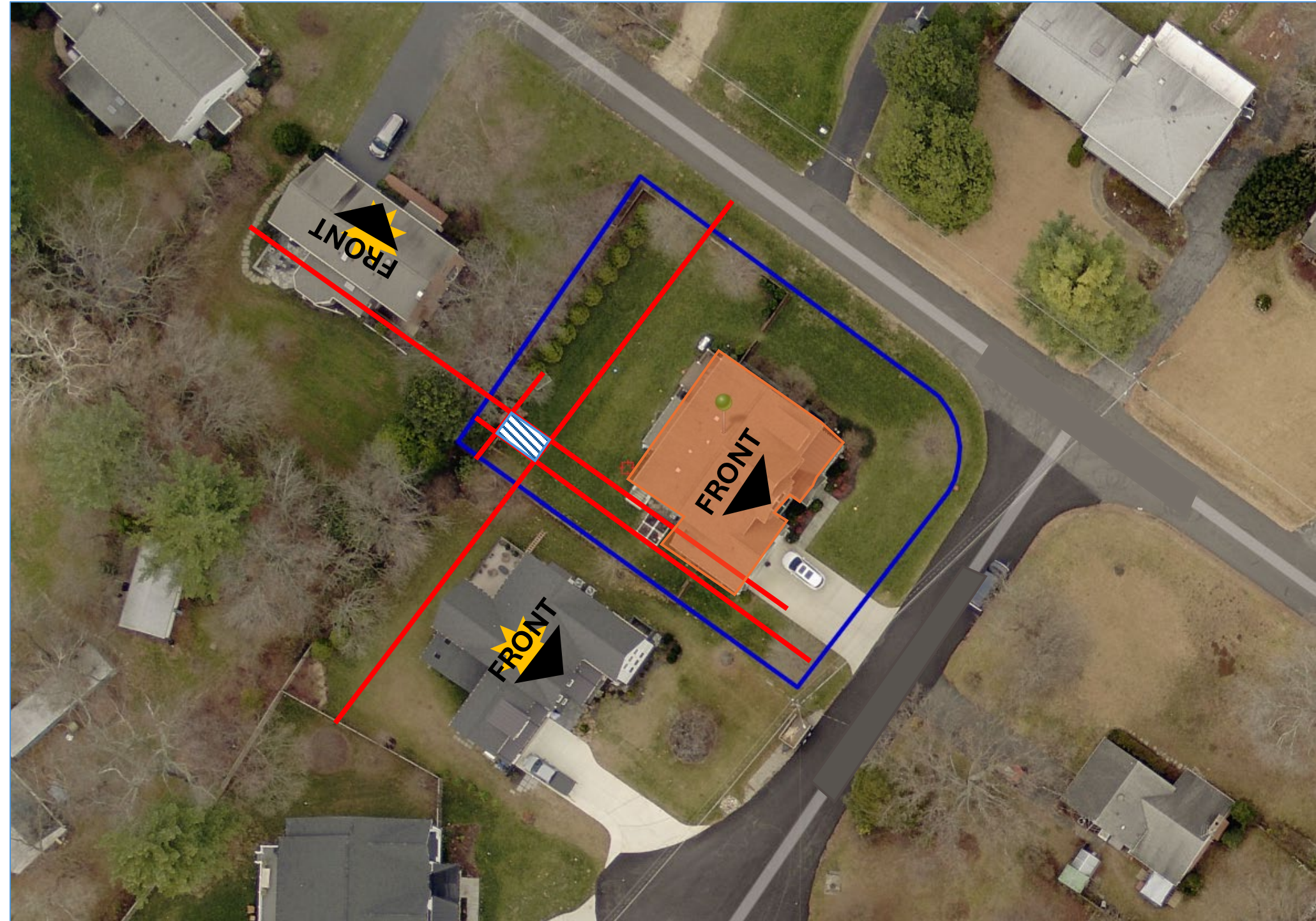
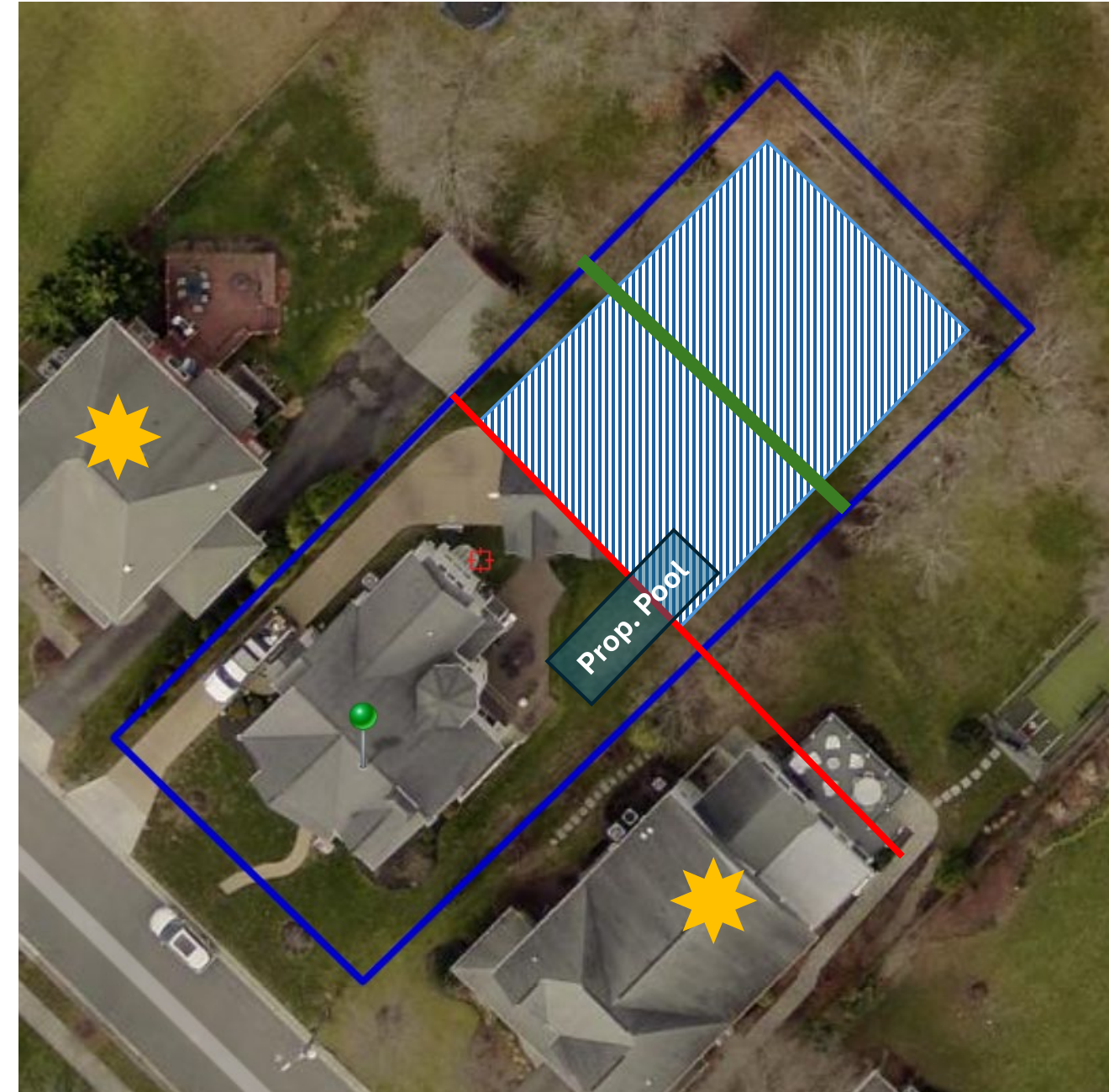
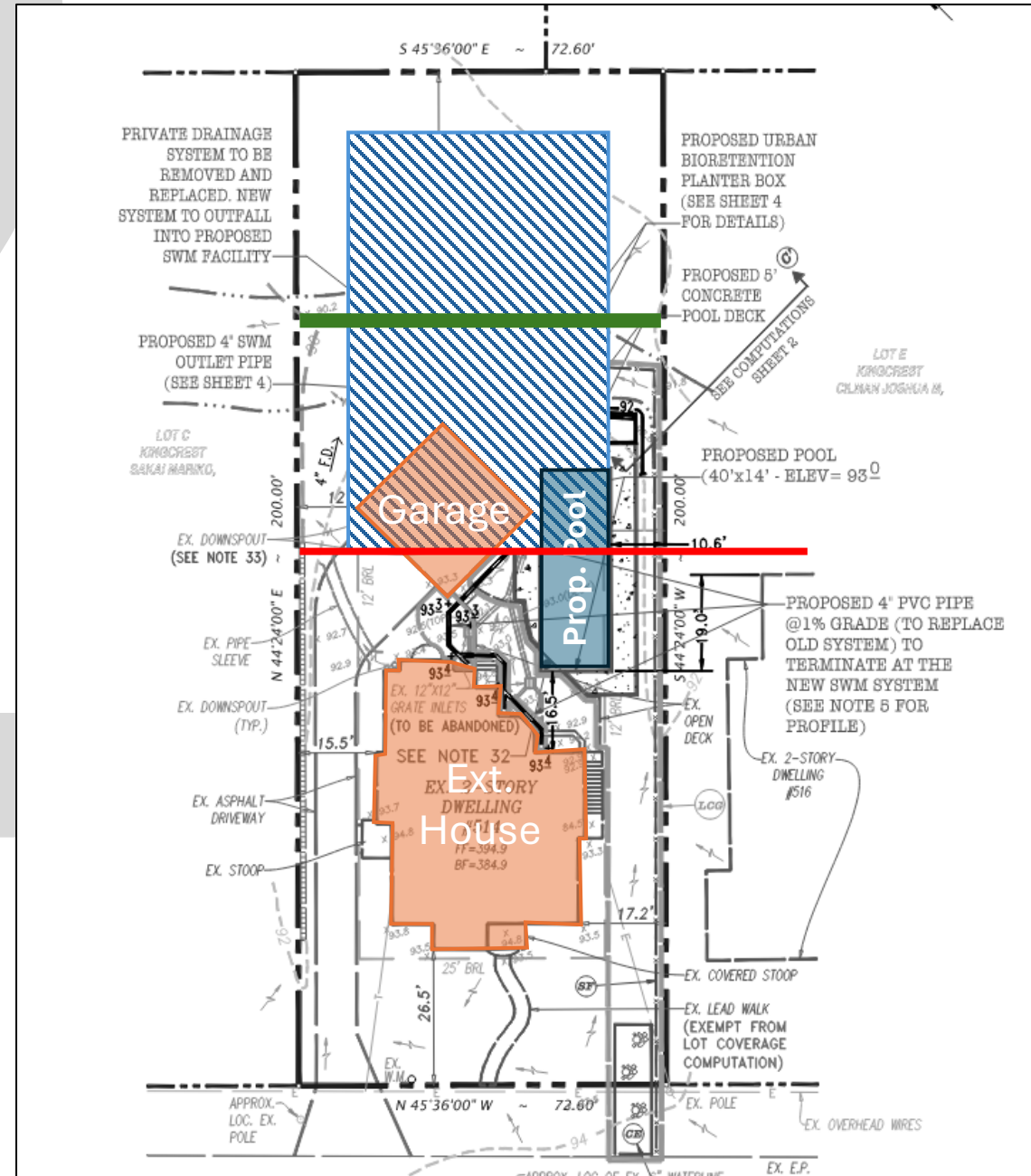


Image is not to scale.

Current Code: Interior Lot

The current code states that the pool must be 5' beyond the wall of the houses on adjacent properties. This prevents pools being adjacent to principal structures.

In addition to the adjacent house, an environmental feature in the rear yard prevented the pool from being further back on the property.

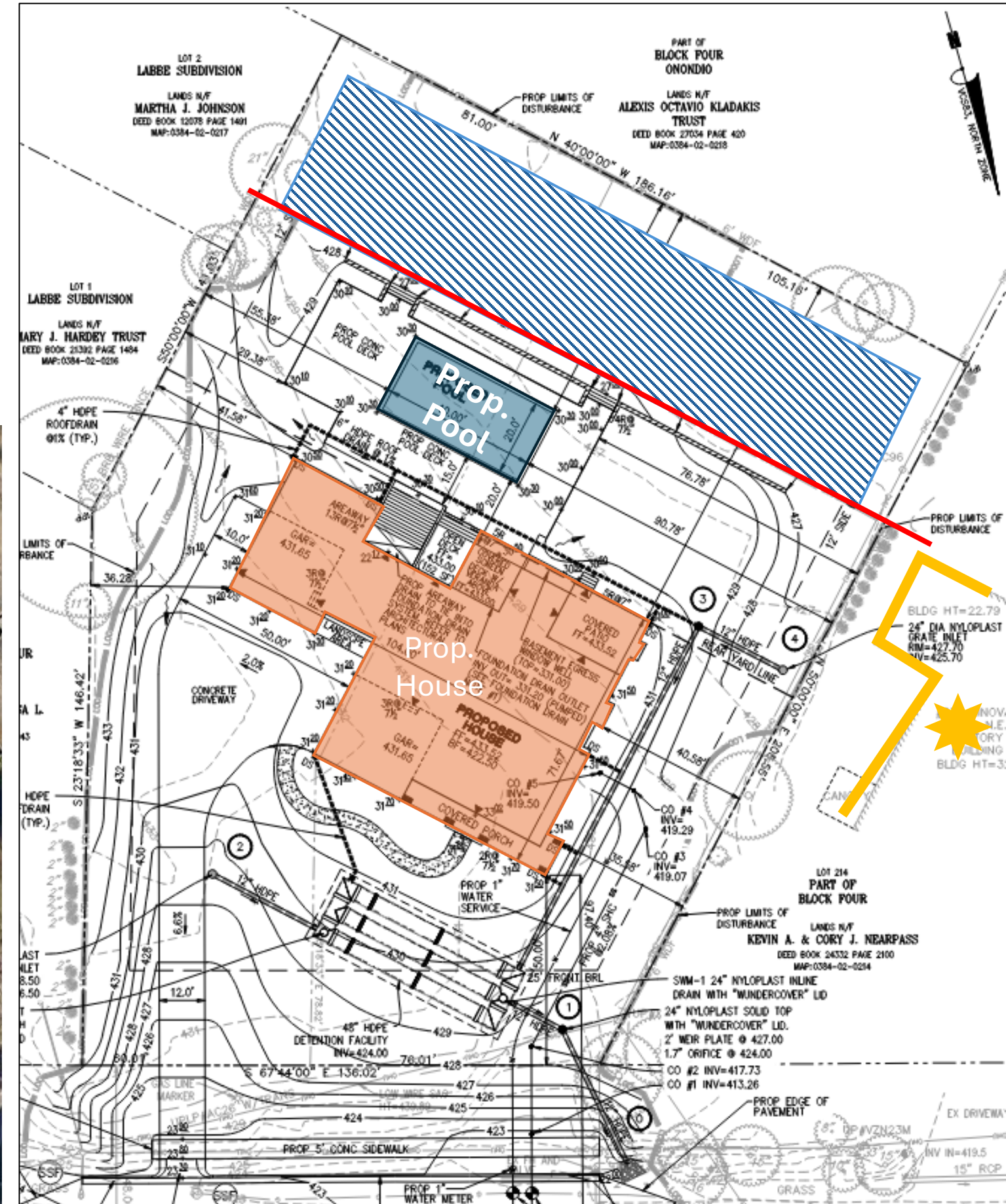


Images are not to scale.

Current Code: Irregular Interior Lot

Sec. 18-407. - Swimming Pools and Outdoor Hot Tubs.

- ✓ 3. The front edge of the swimming pool shall be no less than five feet from an extension of the rear wall line of the principal building on the adjacent lots.
- ✓ 4. Located in rear yard, 10 ft. min. from side or rear property line.
- ✓ 4. Location in relation to principal structure.




Neighboring
house
impacting the
pool location

Images are not to scale.

Proposed Code: Requirements for Pools

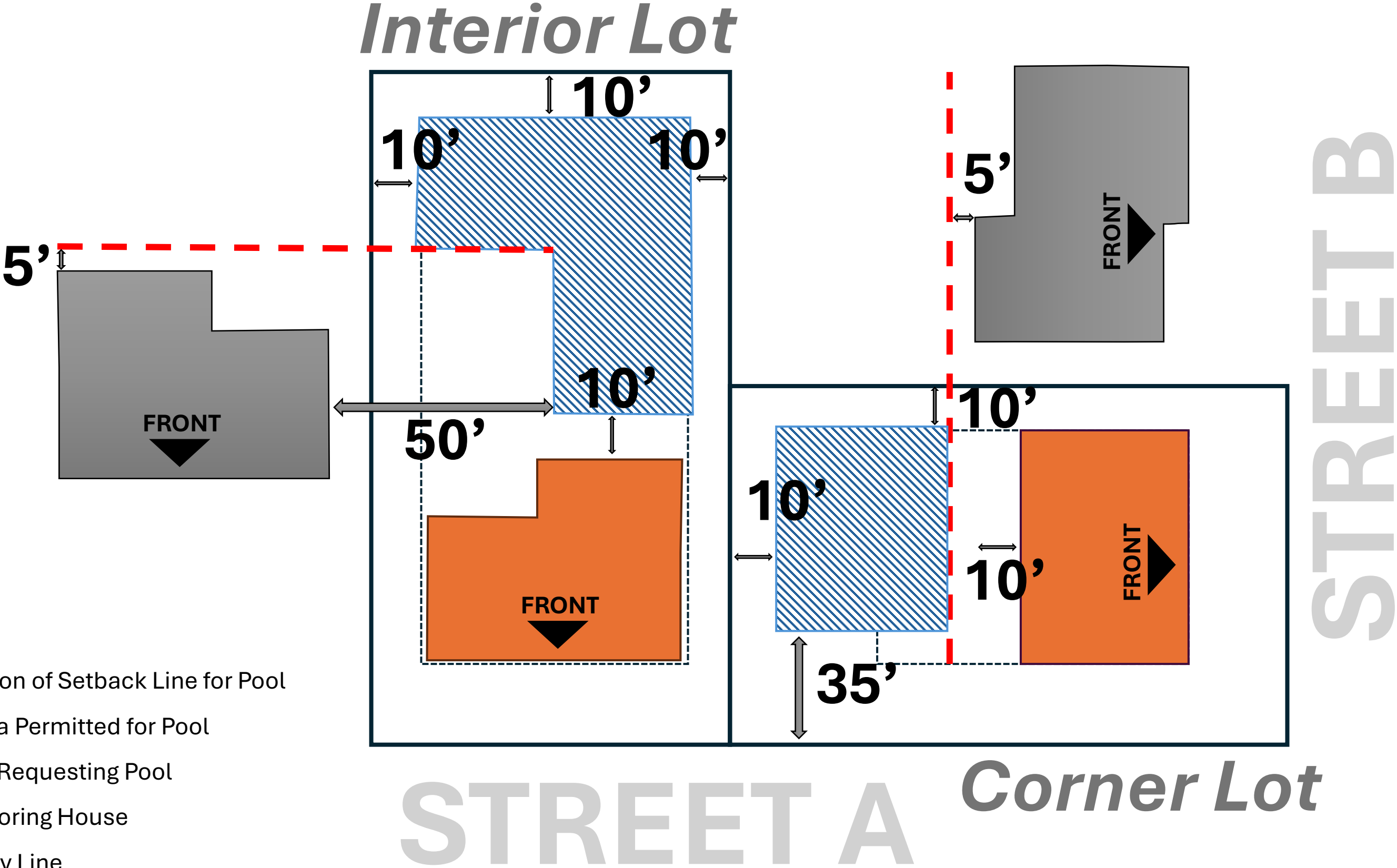


Image is not to scale. All "feet" measurements are setback requirements for pools.

Proposed Code: Requirements for Pools

Section 18-407 Swimming Pools, Spas and Outdoor Hot Tubs

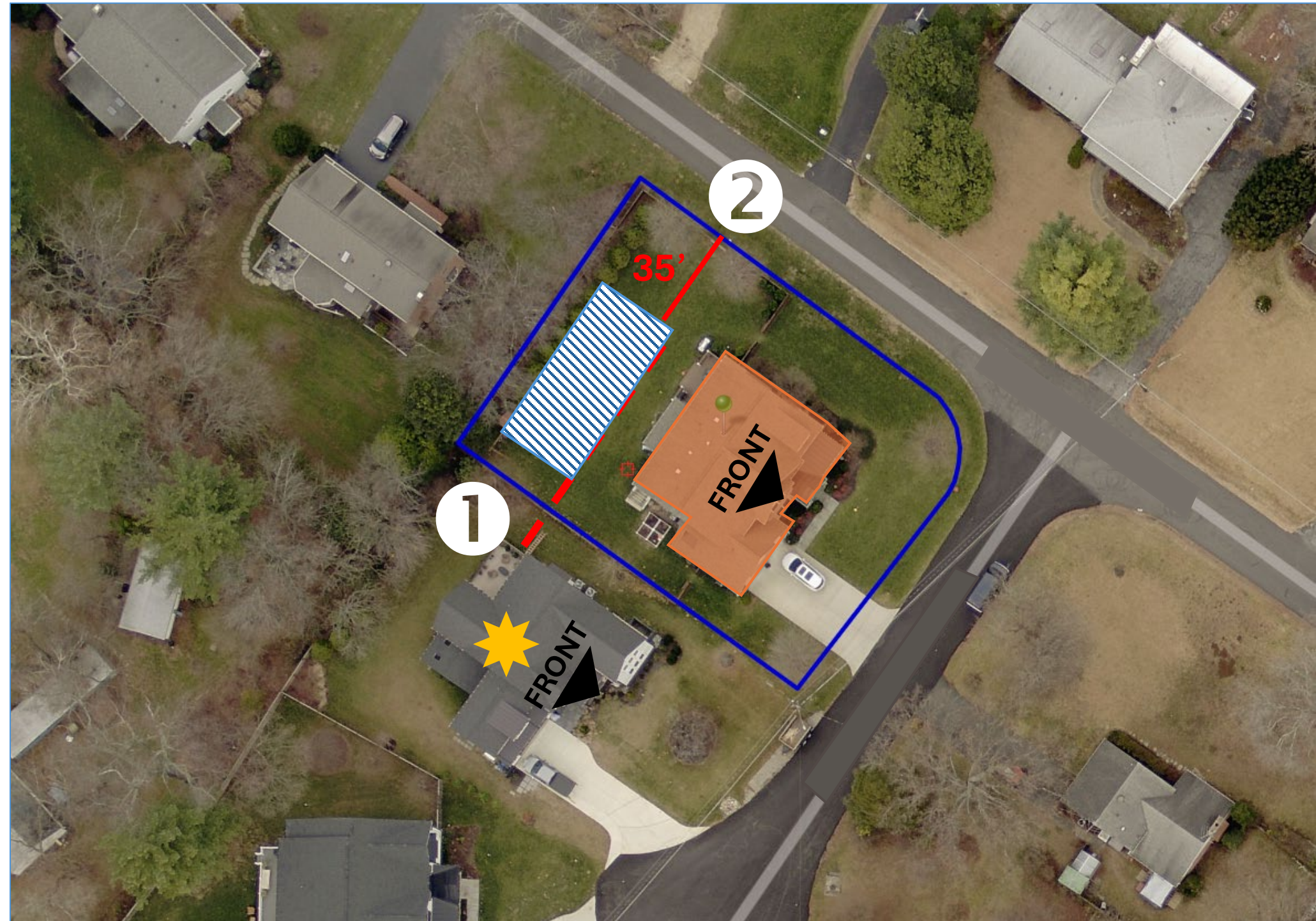
1. General regulations. A swimming pool, spa or hot tub shall:
 - a. Be located to the rear of the principal structure on the same lot.
 - b. Not occupy more than twenty-five (25) percent of the area of the yard to the rear of the principal structure.
 - c. From the edge of the water, be 10 ft. from the rear wall of the principal structure to the on the same lot, excluding decks and covered decks.
 - d. From the edge of the water, be 10 ft. from a side or rear property line.
 - e. Be within a fenced yard, within a pool fence, or an appropriate cover.
 - f. Spas or hot tubs shall have an appropriate cover.
 - g. See Chapter 19. Swimming Pools for more standards and requirements.
2. Interior Lots. The front edge of the swimming pool, spa or hot tub shall be no less than 5 (five) feet from an extension of the rear wall line of the principal building on the adjacent lots within 50 (fifty) feet of the edge of the water of the proposed pool, spa, or hot tub.
3. Corner Lots. A swimming pool, spa or hot tub shall:
 - a. From the edge of the water, be 35 ft. from the corner side yard,
 - b. From the edge of the water, be no less than 5 (five) ft. from an extension of the rear wall line of the principal building on adjacent lots with the same architectural frontage.
 - c. From the edge of the water, no closer than 10 (ten) feet from the interior side yard of the adjacent property with an architectural frontage on a cross street.
 - d. If the architectural frontage is unclear, the Zoning Administrator may determine the application of the setbacks and properties that will impact the pool location.

Proposed Code: Corner Lot

The proposed code would identify the properties that impact the location of pools on corner properties:

- 1) The rear wall of the property sharing the same *architectural frontage* as defined in the Code, versus any adjacent property,
- 2) A uniform 35' setback from the corner side yard, instead of the rear wall of the adjacent property*.

* Note: The current code states this, but the edits will make this more concise.

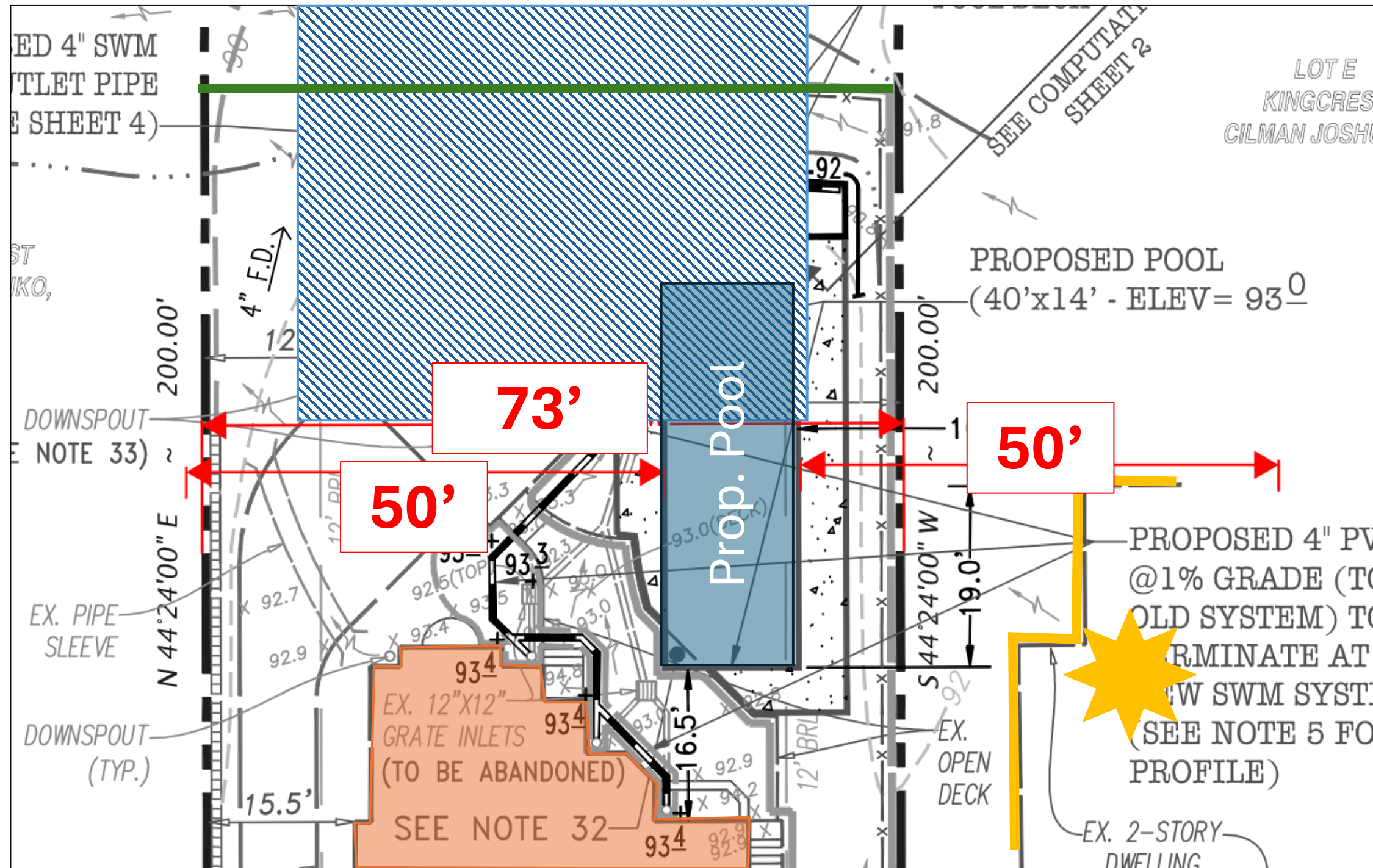


Proposed Code: Interior Lot

The proposed code would not permit the pool proposed at this property without a zoning variance.

On lots with narrower mid-lot, widths adjacent houses may not be greater than 50' away from the edge of the water if the pool is proposed closer to the principal structure.

An alternative location, in the center of the lot, may yield different results.

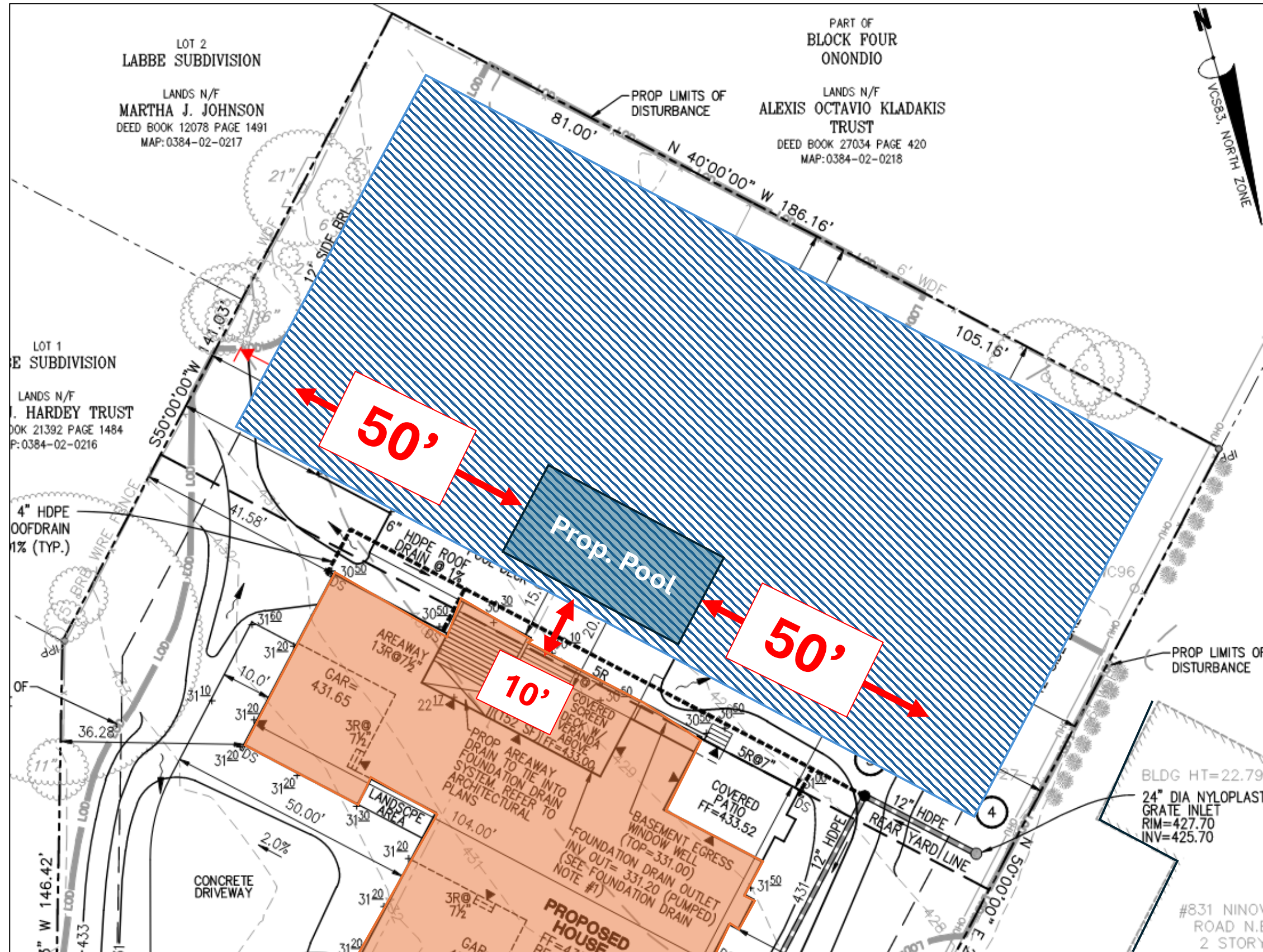


Proposed Code: Irregular Interior Lot

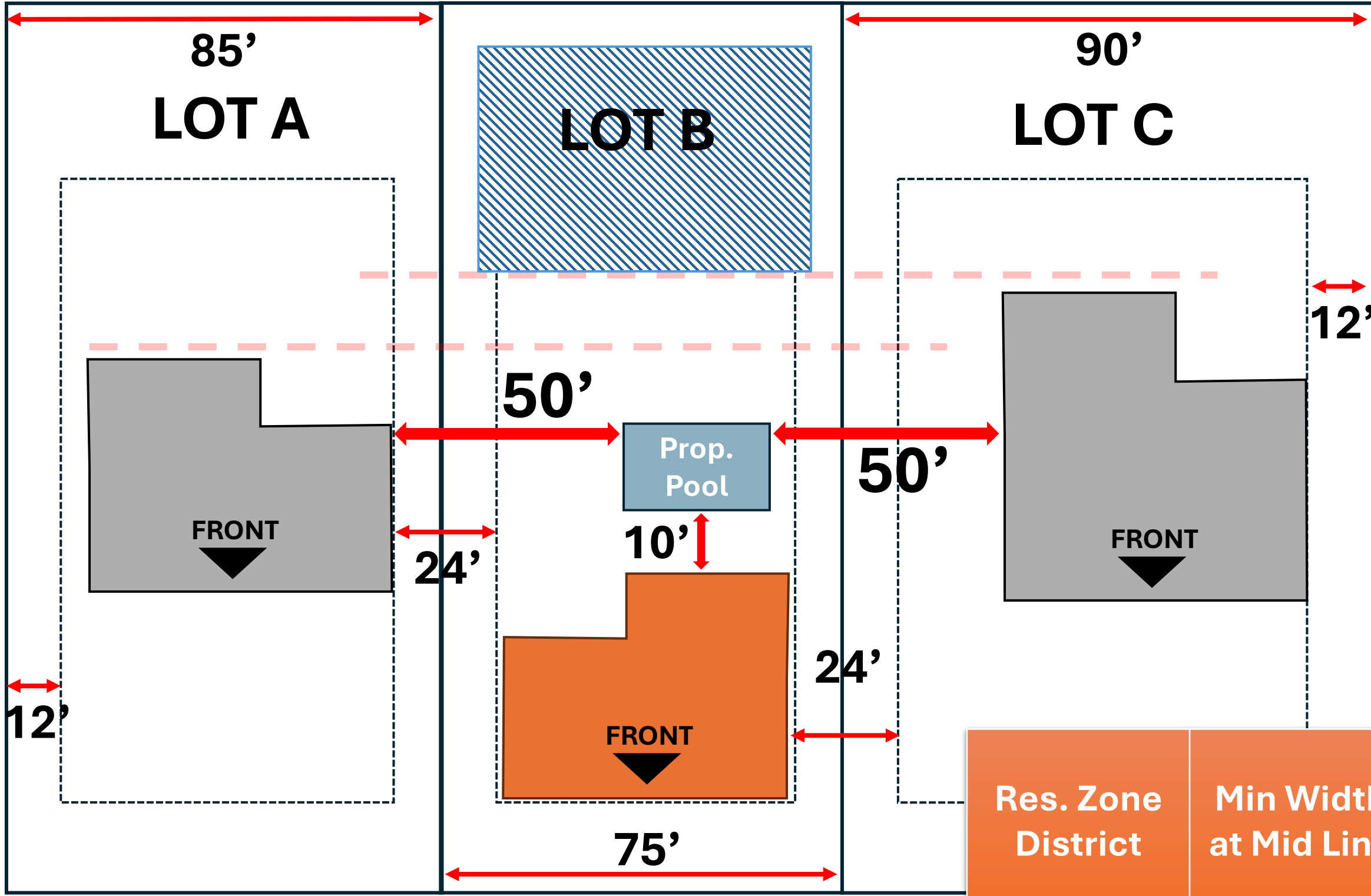
Under the new code, adjacent structures greater than 50' away from the edge of water do not impact the pool location.

The property boundaries, and adjacent houses, are greater than 50' from the edge of the water of the proposed pool.

The pool is therefore only subject to the 10' required setback from the principal structure on the lot.



Proposed Code: 50' Pool Setback



STREET

Image is not to scale.

Res. Zone District	Min Width at Mid Line	Side Yard Setback	Req. Min. Dist. Between Houses
RS 10	75'	12'	24'
RS 12.5	80'	15'	30'
RS 16	90'	15'	30'