

Swimming Pools

for Single-Family Homes

Building Permits

In-ground pools require a building permit. Some pools may also require electrical or mechanical permits.

Above-ground pools that are prefabricated to the IRC or R3 construction standards and do not exceed both 5,000 gallons in capacity and 24 inches in depth do not require a permit. All other above ground pools require permits. Some may also require electrical or mechanical permits.

Please contact the Building Division or the city's website for application materials. All permits are available under the *Permits and Licenses* section of the home page of the city's website.

Applicants for building permits will be required to submit a survey indicating where on the property the pool is proposed to be constructed.

Shoreland Properties

Hard surface limits: All properties within 1,000 feet of a lake or 300 feet from a tributary stream are subject to a maximum hard-surface (impervious) coverage limit of 25 percent. The surface-water area of pools is included as hard-surface coverage. Wooden decks are excluded. Concrete or other paved patios are considered hard surface, but some exceptions may apply for special materials designed to be pervious.

Placement: Additional placement requirements apply to pools on lots adjacent to lakes and tributary streams. The distance is based on the classification of the lake.

Contact city staff for more information.

Security

Pools must be fully enclosed by buildings or fences. Fences used to enclose the pools must meet the following requirements:

- Five feet in height (minimum)
- No hand or foot holds
- Gates must be self-closing, self-latching and capable of being locked
- Minimum placement from front property lines

For more information about fences, including permit information, refer to the *Fences and Walls* brochure.

Definition

A **Swimming Pool** is any permanent or portable structure including a pool, hot tub, or spa, that has a depth of two feet or more at any point **and**

- a surface area of 250 square feet or more **or**
- a volume of 3,250 gallons or more

Placement

Pools may be located in side or rear yards, but are not permitted in front yards, except for some corner or multiple frontage lots. Contact staff to see if your proposed pool location on a corner or multiple frontage lot would be allowed.

From Property Lines: Pools must be set back a minimum distance from all property lines:

- **From side or rear property lines:** six feet (also applies to pool deck)
- **From front property lines of corner or multiple frontage lots:** If allowed, pools must be set back equal to the requirement for the home: 25 feet from local or collector roadways or 50 feet from arterial streets (does not apply to decks)

Neither pools nor decks may be placed within drainage or utility easements.

From Wetlands:

- **Properties with wetland buffers:** Pools must be a minimum of 15 feet from wetland buffers, but the deck may be as close as nine feet.
- **Properties with no wetland buffers:** Pools and all decks may be no closer than 15 feet to the delineated edge of a wetland. The property owner is responsible for hiring a certified wetland delineator to determine the edge of the wetland.

Pool buildings: Refer to the *Accessory Buildings* brochure for more information.