



**BUILDING DEPARTMENT**  
**Swimming Pools**  
**INFORMATION SHEET**

**Single Family and Two Family Dwellings**

The following shall apply to all swimming pools which are intended for use accessory to single-family and two-family dwellings:

1. A building permit shall be required for any swimming pool with a capacity of over five thousand (5,000) gallons or with a depth potential of thirty (30) inches.
2. An application for a building permit shall include a site plan showing the type and size of pool, location of pool, location of house, garage, fencing and other improvements on the lot, location of structures on all adjacent lots, location of filter unit, pump and wiring indicating the type of such units, location of back-flush and drainage outlets, grading plan, finished elevations and final treatment (decking, landscaping, etc.) around pool, location of existing overhead or underground wiring, utility easements, trees, similar features, and location of any water heating unit.
3. Pools shall not be located within ten (10) feet of any septic tank and twenty (20) feet from drain field nor within six (6) feet of any principal structure or frost footing. Pools shall not be located within any required front or side yard setback.
4. The filter unit, pump heating unit and any noise-making mechanical equipment shall be located not closer than twenty (20) feet to any lot line.
5. Pools shall not be located beneath overhead utility lines nor over underground utility lines of any type.
6. Pools shall not be located within any private or public utility, walkway, drainage or other easement.
7. In the case of in ground pools, the necessary precautions shall be taken during the construction to:
  - a. Avoid damage, hazards or inconvenience to adjacent or nearby property.
  - b. Assure that proper care shall be taken in stockpiling excavated materials to avoid erosion, dust or other infringements upon adjacent property.
8. All access for construction shall be over the owner's land and due care shall be taken to avoid damage to public streets and adjacent private or public property.
9. Lighting for the pool shall be directed toward the pool and not toward adjacent property.
10. A structure, including above ground pool walls, or safety fencing of a non-climbable type at least four (4) feet in height shall completely enclose the pool, but shall not be located within any required yard areas.

11. Water in the pool shall be maintained in a suitable manner to avoid health hazard of any type. Such water shall be subject to periodic inspection by the local health officer.
12. All wiring, installation of heating units, grading, installation of pipes and all other installations and construction shall be subject to inspections.
13. Any proposed deviation from these standards and requirements shall require a variance in accordance with normal zoning procedures.
14. All swimming pools for which a building permit is required and granted shall be provided with safeguards to prevent children from gaining uncontrolled access. This can be accomplished with fencing, screening or other enclosure, or any combination thereof, of sufficient density as to be impenetrable. If fences are employed, they shall be at least four (4) feet in height. The bottoms of the fences shall not be more than four (4) inches from the ground. Fences shall be of a non-corrosive material and shall be constructed as to be not easily climbable. All fence openings or points of entry into the pool enclosure shall be equipped with gates or doors. All gates or doors to swimming pools shall be equipped with self-closing and self-latching devices placed at a sufficient height so as to be inaccessible to all small children. The fencing requirements of this section need only be provided around the means of access on above ground pools that have four (4) feet high, vertical or outward inclined side walls. Prior to filling the pool, the approved fence and/or screen must be completely in place and inspected and approved by the City Building Inspector.
15. Required structure or safety fencing shall be completely installed within three (3) weeks following the installation of the pool and before any water is allowed in the pool.
16. To the extent possible, back flush or pool drainage water shall be directed onto the property on which the swimming pool is located and ultimately to public storm sewer.
17. Drainage of pools into public streets or other public drainageways shall require written permission of the Zoning Administrator.

### **Multiple-Family, Commercial and Public Developments**

For private swimming pools which are intended for and used by the occupants of a multiple-family dwelling and the guests of the occupants, or for private and public clubs and organizations, the following regulations to those listed for single and two family dwellings provided in Section 3, Subd. 4.D.3.a.

1. No part of the water surface of the swimming pool shall be less than fifty (50) feet from any lot line.
2. No pumps, filter or other apparatus used in connection with or to service a swimming pool shall be located less than fifty (50) feet from any lot line.
3. The pool area shall be adequately fenced to prevent uncontrolled access from the street or adjacent property. Adequate screening, including but not limited to landscaping shall be placed between the pool area and adjacent lot lines.
4. All deck areas, adjacent patios, or other similar areas used in conjunction with the swimming pool shall be located at least thirty (30) feet from any lot line.
5. To the extent possible, back-flush water or water from pool drainage shall be directed onto the owner's property.