

ACCESSORY SWIMMING POOLS

Date: March 27, 2009

Pursuant to the Zoning Ordinance, in-ground accessory swimming pools are classified as "accessory structures." The term "structure" is defined in the Zoning Ordinance as, "a combination of materials which requires permanent location on the ground or attachment to something having permanent location on the ground." If the pool does not have a roof, it does not count against the maximum floor area allowance for accessory buildings.

If a property owner in a residential zone plans to construct an accessory swimming pool (stand alone, with no building), Section 25.09.03 would apply with regard to setbacks and maximum rear lot coverage requirements. If there is a building associated with the accessory swimming pool, the development standards for residential accessory buildings would apply.

Section 25.09.03, Accessory Buildings and Structures:

Development Standards for Residential Accessory Buildings and Structures						
Zone	Minimum Setback Requirements				Maximum Rear Yard Coverage	Maximum Height Not to Exceed¹
	Front	Side		Rear		
		Side - Street Abutting	Land Abutting			
R-400	All accessory buildings must be located in the rear yard except as provided in Sec. 25.09.05	30'	3'	3'	15%	12'
R-200		25'	3'	3'	25%	12'
R-150		30'	3'	3'	15%	12'
R-90		20'	3'	3'	25%	12'
R-75		20'	3'	3'	25%	12'
R-60		20'	3'	3'	25%	12'
R-60 (Qualifying Undersized Lot)		20'	3'	3'	25%	12'
R-40		20'	3'	3'	25%	12'