

ZONING PERMIT REQUIREMENTS
FOR SWIMMING POOLS

Zoning permits are required for above ground or below ground swimming pools. In addition to a zoning permit from the city, a building permit is required from the Lake County Building Department.

In order to obtain a zoning permit, please submit the following:

1. Completed application form (available online or at the Zoning Office).
2. Site plan of entire parcel, drawn to scale, showing property lines, street frontage, location of house, location of septic system, location of any riparian areas, and location of all accessory buildings. Dimensions and setbacks from property lines must be shown for proposed use. If applicable, riparian setbacks must be shown. A drainage plan may also be required.
3. Drawing for the swimming pool, which will also be required by the Lake County Building Dept.

The zoning permit application fee will be collected when the permit is issued. See attached Section 1284.05 relating to swimming pools.

Setback requirements for your particular zoning district can be obtained online or through the Zoning Office.

Soil disturbing activities of 1/10th of an acre or more are subject to the regulations in the Erosion and Sediment Control Ordinance and require a site plan approved by the Lake County Soil and Water Conservation District specifying erosion and sediment control measures. Soil disturbing activities of one acre or more require that an Erosion and Sediment Control Plan be submitted to the Lake County Soil and Water Conservation District. Copies of the Erosion and Sediment Control Ordinance are available upon request in the Zoning Office.

All structures and uses are subject to riparian setbacks as set forth in the Riparian Setback Ordinance, copies of which are available upon request in the Zoning Office.

1268.04(c) Swimming pools. A private swimming pool shall be located behind the building line of the principal structure and shall conform to the appropriate side line setback required in the district where such pool is located. The area of the pool shall not exceed five percent of the area of the lot.

- (1) Each owner or lessee of an outdoor swimming pool below ground, or above ground and less than three feet high, shall completely fence such pool with a fence not less than four feet high and designed so as to deter access over, under or through such fence. All above-ground pools three or more feet high shall either be attended or the access thereto secured by removing the ladders or otherwise. All gates or entrances, except those leading from a building, shall be securely locked when not attended by the owner or some other responsible person.
- (2) Provisions shall be made for the drainage of a swimming pool into a public storm sewer where possible, unless there is a ditch or natural watercourse of sufficient size and gradient adjacent to the pool location to carry off the water satisfactorily, in which case drainage may be into such ditch or watercourse. Except as provided in this subsection, no person shall drain or allow a pool to be drained directly or indirectly onto adjoining property.

1268.15 YARD AND HEIGHT REGULATIONS FOR ACCESSORY USES IN R-1, R-2 AND R-3 DISTRICTS.

Accessory Use	Yard in Which Use Permitted	Rear Lot Line		Minimum Distance From (ft.)			Side Street (corner lot)		Height (ft.)
		R-1	R-2;R-3	Side Lot Line		Main Building	R-1	R-2;R-3	All
				R-1	R-2;R-3				
Detached Garage	Rear, Side	5	20(d)	5	20(d)	10	20	30	15/25(a)
Vehicular Recreational Equipment	Rear, Side (b)	5	25	5	20	0	20	30	11
Utility Building	Rear, Side	5	20(d)	5	20(d)	10	20	30	15/25(a)
Swimming Pool	Rear, Side	10	20	10	20	0	30	30	N.A.
Stable	Rear, Side Front(c)	50	50	50	50	100	30	30	35

- (a) Height shall not exceed 15 feet on lots less than 12,000 square feet in area and shall not exceed 25 feet on lots more than 12,000 square feet in area.
- (b) Recreational equipment may be stored in a required front, side or rear yard provided equipment is screened from a public right-of-way, approved private drive easement or adjacent property by a fence or live plantings and further provided such equipment is not less than 20 feet from a front lot line.
- (c) A stable or barn may be located in a required front yard but shall be not less than 50 feet from public right-of-way or approved private drive easement.
- (d) Side and rear yard setbacks shall be 5 feet for lots of 12,000 square feet or less, and 10 feet for lots more than 12,000 square feet and less than two acres in area.