

TYPES OF POOLS

- In-ground swimming pool
 - Includes hot tubs and spas;
 - Have a depth, at any point, greater than two feet OR surface area exceeding 200 square feet; and
 - Vertical walls are constructed, installed, or maintained wholly or in part below the level of the ground outside or as an adjoining accessory to a residential building or out-building on private property.
- Above-ground swimming pool
 - Includes hot tubs and spas;
 - Have a surface area exceeding 200 square feet OR have a depth greater than 2 feet at any point; and
 - Have framework that is installed primarily above the level of the adjoining ground.
 - Must be constructed with no less than 50 percent of the pool walls below ground level immediately surrounding the pool

WHAT ABOUT TEMPORARY POOLS?

Any pool that is moveable when empty, filled partially, or completely with water are only permitted to be present on a property for 20 days per calendar year and not located within any setback zone.

LOCATION

Any pool must be located in the rear yard, comply with offset requirements of accessory structures, and not be nearer than 10 feet to any structure.

No overhead electrical wires or raceways shall be located above any point within a ten-foot horizontal distance to the pool wall.

ABOVE-GROUND HOT TUBS AND SPAS*

- Are not subject to any minimum setback from structures.
- Are not subject to the fencing and enclosure requirements, provided it is completely covered when not in use by a childproof, secure cover.

*with a surface area less than 200 sq. ft.

PERMITS

No person shall construct, install, enlarge, or alter any swimming pool unless a permit has been obtained. The permit application must be approved by the [Architectural Review Committee \(ARC\)](#).

The application must include the following:

- A plot plan including plans drawn to scale showing pool dimensions and volume of water in gallons, the location and type of wastewater disposal system, the locations of existing buildings and the pool on the lot and distances from lot lines, fencing location, the location of electrical wiring and power lines, and a landscape plan.
- For above-ground pools, plans must show pool height above the highest point of grade.
- If you are installing a deck as part of the pool project, plans must show the type and location of decking.
- A separate permit is required for installation of a deck.

FENCES & SAFETY

- A fence or other solid structure, at least 5 feet in height, must completely enclose the pool.
- The fence must be located at least 4 feet beyond the perimeter of the swimming pool.
- Fence openings shall be no more than 6 inches in diameter and built to withstand a 200-pound load.
- Gates and doors must be kept securely closed at all times while unattended and equipped with a self-closing and self-latching device.
- Latches shall be located at least 48 inches above the ground or the deck or stairs leading to the gate or door.
- Fence kits that mount directly to a pool wall are permitted provided the overall height is not less than 5 feet above grade.
- All steps, ladders, or other means of access to an above-ground pool shall be removed or designed to prevent access when the pool is unattended.
- A filtration system must be provided and maintained in proper working order.
- All mechanical systems shall be properly screened from the adjacent properties and be properly maintained.
- Swimming pools may not be drained into a sanitary sewer or onto lands or property of owners other than the owner of the pool.
- Must have an unobstructed concrete or paved areaway at least three feet wide surrounding an in-ground pool.
- Every pool that has a capacity for water to exceed 4 feet in depth at any point shall be equipped with at least one life preserver or safety device.

CONSTRUCTION OF A SWIMMING POOL

A temporary protective barrier must be erected and maintained around all in-ground pools during the period of construction.

PROPERTY SURVEY

A property survey determines property boundaries along with a written description of the property, the street address, and the location of buildings. If a certified survey map is not included with your mortgage papers, call Village Hall (414) 206-3915 to see if we have a property survey on file. If not, you will need to hire a surveyor to determine and mark your lot lines.

RESOURCES

- [Architectural Review Committee Application](#)
- [Diggers Hotline](#) (800) 242-8511
- [Pay for a Permit](#)
- [ARC Application](#)
- [Building Services Website](#)
- [Fee schedule](#)