

## **Article 4.1: Site Regulations**

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### **Sections:**

- 4.101 Encroachments into Building Setback and Interior Building Separation Areas
- 4.102 Projections above Height Limits
- 4.103 Lighting Standards
- 4.104 Outdoor Business Property Storage
- 4.105 Screening of Mechanical and Electrical Equipment
- 4.106 Refuse and Recycling Enclosures
- 4.107 Swimming Pools
- 4.108 Underground Utilities
- 4.109 Fences

### **4.107 Swimming Pools**

#### **A. Location.**

1. *Residential Districts.* In any residential district, private swimming pools shall be located in the side or rear yards and shall not be any closer than 3 feet from any property line and may not be located within any recorded easement except with a written approval of the easement holder. In case of a corner lot, a pool may not be located closer than 5 feet to the street side property line. Minimum width of yards for pools adjacent to an alley, an alley easement, a street, or an existing building shall not be less than the depth of the pool adjacent thereto unless approved in writing by the Building Inspections Department and in no case shall the yards be reduced to less than 3 feet in the side or rear yard, or 5 feet in the street side yard.
2. *Nonresidential Districts.* In any district other than those above, a private swimming pool or a semi-public swimming pool shall not be closer than 7 feet to any property line, except that in the case of a corner lot, a swimming pool shall not be closer than 10 feet to the side property line on the street side; and if located in other than the side yard, rear yard, or in a court or other open space which is more than 50 percent surrounded by a building, the same shall be subject to the grant of a use permit as hereinafter provided.
3. *Public Swimming Pools.* No public swimming pool shall be located closer than 25 feet to any lot line on the lot on which it is situated.

#### **B. Enclosures and Gates.**

1. *Enclosures.* All swimming pools shall be enclosed by walls of a single family residential building or by a solid wall or a chain link or wrought iron fence not less than 5 feet nor more than 6 feet in height. If the design or the material of the fence or gate is such that there are openings, such openings shall be of a size to prohibit a spherical object 4 inches in diameter from passing through or under the fence or gate.
2. *Gates.* All gates shall be substantially the same height as the wall or the fence and shall be self-closing and self-latching and be constructed in such

a manner as to prevent uninvited access.

C. *Exceptions.*

1. The above regulations shall not apply to non-permanent wading pools made of rubber, plastic or similar materials and containing water up to a maximum depth of not more than 18 inches.
2. Where the premises upon which the pool is located abuts a body of water in an approved Planned Area Development, the fence enclosure parallel to the water shall not be required provided that the abutting enclosure extends horizontally 18 inches beyond the lake bank. For purposes of this exception, the word "abutting" shall mean terminating at the point of contact with the lakeside edge of the bank.
3. Double width gates which are not the sole means of ingress and egress shall not be required to be self-closing and self-latching but must be padlocked at all times when not being used.