

In Ground Swimming Pool

The following information should be submitted for review:

Two sets of scaled drawings that include the following:

- 1.) A site plan documenting structures on the property along with the pool and walkways showing setbacks to property lines.
- 2.) Overhead utilities locations.
- 3.) Proposed mechanical equipment pad.
- 4.) Pool piping layout showing material types.
- 5.) Any additional deck equipment items such as diving boards, etc.
- 6.) Type of pool construction.
- 7.) Means of adding make-up water with a detail of the main pool drain.
- 8.) Anticipated overall drainage of the pool site and deck work. Include storm drainage information or other structures on the property such as the utilization of downspouts to grade or downspouts to the sanitary sewer.
- 9.) Gas line size, length, material type, and routing to heater.
- 10.) Provide a typical section of the pool showing soil, fill, rebar, and concrete as applicable.
- 11.) A pool enclosure (fence) detail including any gates, etc.
- 12.) Underwater lighting detail.

Items for Consideration:

1. The drawings must be signed and sealed by a design professional.
2. A storm water drainage evaluation by a professional engineer may be required based on the size of the pool being installed and the surrounding conditions.
3. An electrical and plumbing permit should be obtained by contractors licensed by St. Louis County.
4. A general note regarding contacting 1-800-DIG-RITE before any excavation should be on the cover sheet of the drawings.

*******For questions concerning any of the above,
call the Senior Plans Examiner at (314)505-8517*******

5. Zoning Requirements:

Setbacks: Pools and pool structures may not be located in the front yard. They also may not be located any closer than 5' from the rear and side property lines (this includes all structures and equipment associated with pools, such as diving boards or filtering machines, etc.). Accessory structures must be located at least 10' from the main structure (the house) unless they are attached to or form a part of that main structure.

Corner lot special rules: If the lot is a corner lot, the pool and associated structures may not be located any closer than 15' from the side property line along the side with the side street. Also, on corner lots, if there is a platted building line that exceeds the 15' side setback, then the platted building line would be the required setback (you would need to check the official St. Louis County plat to determine that).

Special exception for decks under 18" in height: A deck (or portion of a deck) that is less than 18" in height above grade is not considered a deck "structure." It is considered a "patio." The "patio" does not have to meet the setback requirements listed above, as long as the portion of the "patio" has no other attachments to it such as a handrail (on that portion not meeting the setback requirements). Likewise, paving around the edges of the pool that is less than 18" above grade is not considered a deck and does not have to meet the setback requirements stated above.

Open space: When construction is finished there must be at least 800 square feet of open space in the rear yard (the area side to side, between the house and the rear property line). "Open space" means an area that provides light and air, and is designed for buffering one land use from another; or for environmental, scenic, or recreational purposes. Open space may include, but is not limited to, lawns, decorative planting, walkways, active and passive recreation areas, playgrounds, fountains, swimming pools, wooded areas, and water courses. Open space shall not include driveways, parking lots, or other surfaces designed or intended for vehicular travel.

Private Subdivisions and Historic Districts: If the property is located within a private subdivision, then trustee signatures would be required on the submitted site plans prior to zoning approval being granted. Likewise, if the property is located within an official University City Historic District, then the proposal may have to be reviewed by the Historic Preservation Commission prior to zoning approval being granted.

*******For questions specifically concerning zoning only,
call the Zoning Administrator at (314) 505-8501.*******