

City of Cleveland Heights

Dept. of Planning and Development
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Cleveland Heights, OH 44118
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SWIMMING POOL REGULATIONS

All swimming pools that meet the definition listed in 1121.12(h)(1) below require zoning review and compliance with all rules listed in this section. Pools that are professionally installed as well as those that are purchased as kits and assembled by the residents are required to meet the standards below. You must submit a site plan to the Planning Department where it will be reviewed for compliance with the Zoning Code—no swimming pool [as defined in 1121.12(h)(1)] shall be installed without Zoning approval. The site plan (see sample on page 3) should include:

- the location of the house, garage, driveway, decks, patios, sheds and the proposed location of the pool;
- the yard dimensions and the proposed setback of the pool from each property line and from the house; and
- the location of any existing or proposed fencing.

You must also check with the Building Department (216.291.4900) to verify if a Building Permit or Electrical Permit is required.

1121.12(a) Swimming Pools Above and Below Ground. Permitted in the rear and side yards only; 15-feet from rear and side property lines; 5-feet from principal buildings [house]; 15-feet from side street on corner lots.

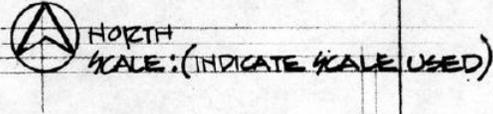
1121.12(h) Swimming Pools. In addition to the location and coverage regulations set forth in this section, swimming pools shall be subject to the following additional regulations.

- (1) The term "swimming pool", as used in this section, means any water pool having more than 100 square feet of water surface, which is capable of containing in excess of two (2) feet of water at its deepest point, located out-of-doors on private property. All other pools are "ornamental pools" and need not comply with the following standards.
- (2) Swimming pools shall be located in association with a permitted principal use and shall be used for private recreational purposes by the residents or in connection with a non-profit institution and not operated as a business.
- (3) Every swimming pool shall be completely enclosed by a wall

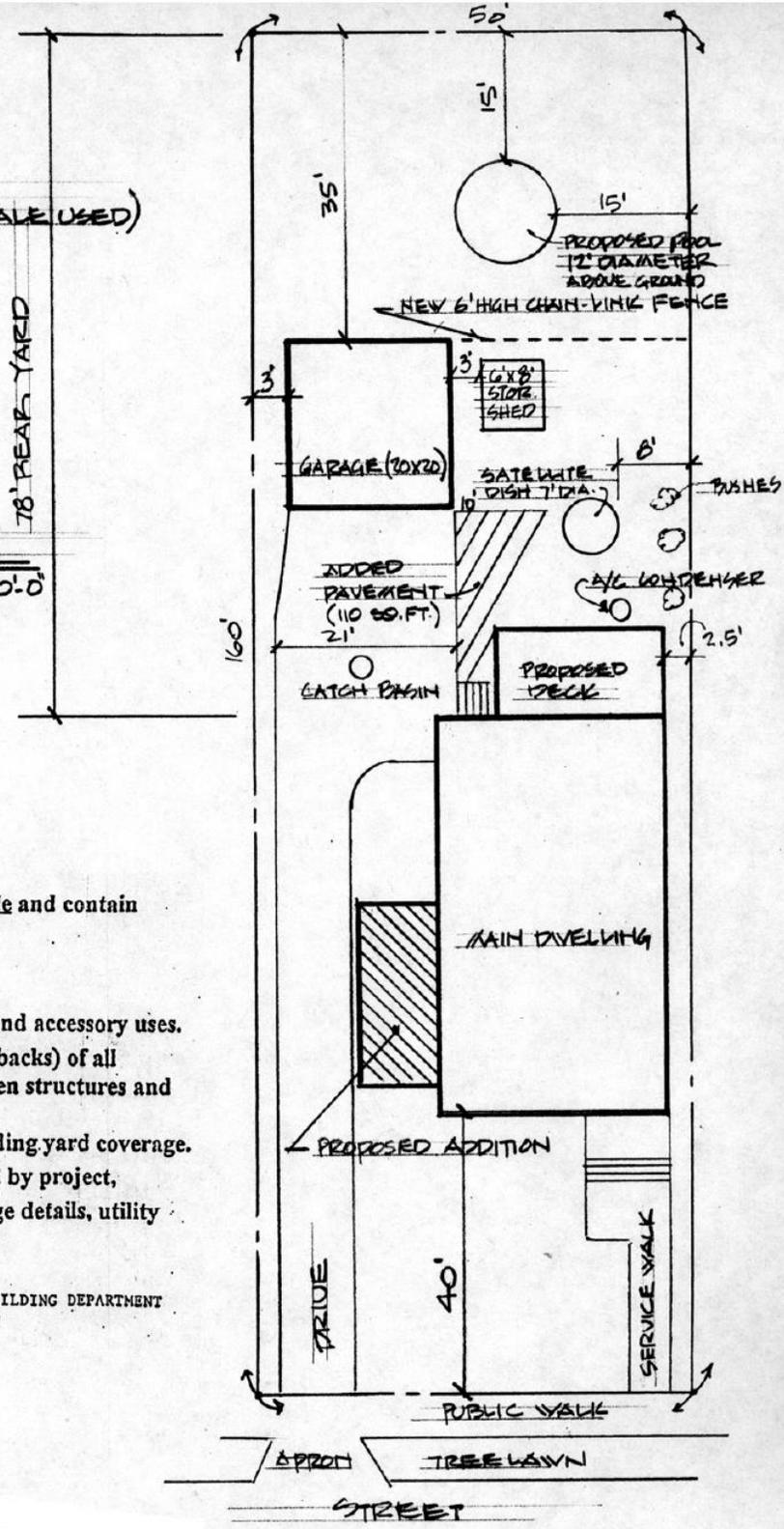
or fence of sturdy construction not less than six (6) feet in height, so constructed as not to permit access to such pool except by means of a necessary gate which shall be self-closing and self-latching construction and operation.
[A fence permit shall be required for all fencing.]

- (4) Outdoor lighting shall be arranged so as not to shine on adjacent property.

ADDITION SITE PLAN
(EXAMPLE ONLY)



EXAMPLE SITE PLAN
MIN. SCALE REQUIRED 1"=20'-0"



Site plans must be drawn to scale and contain the following information:

- * Location of street(s).
- * Dimensions of lot, structures and accessory uses.
- * Distance to property lines (setbacks) of all structures and distance between structures and accessory structures/uses.
- * Landscape information, including yard coverage.
- * Other information as required by project, including topography, drainage details, utility locations, etc.

CLEVELAND HEIGHTS BUILDING DEPARTMENT
291-4900