

RESIDENTIAL SWIMMING POOLS – HOT TUBS – SPAS

DEFINITION: The City of Piqua Codified Ordinances define Swimming Pools, Hot Tubs, and Spas as, “Any structure, chamber, or tank containing a body of water intended for swimming, diving, or bathing”.



STANDARDS: Swimming Pools, Hot Tubs, and Spas may be permitted as a temporary or permanent structure subject to the following regulations:

Location – The permissible location for a swimming pool, hot tub, or spa to be placed on a residential lot is that area to the rear of the house.

Proximity to Utility Lines – A minimum horizontal distance of ten (10) feet shall be maintained between all swimming pools, hot tubs, or spas and any overhead utility line, and a minimum horizontal distance of five (5) feet shall be maintained between all swimming pools, hot tubs, or spas and any underground utility line. No swimming pool, hot tub, or spa may be located in a utility easement.

Proximity to Lot Lines – All swimming pools, hot tubs, or spas, and any mechanical equipment and deck area incidental to the swimming pool, hot tub, or spa, shall be setback a minimum distance of ten (10) feet from any side or rear lot line.

Permit Requirement – A zoning permit application and a simple site plan showing the lot boundaries and the location of the existing and proposed improvements on the lot is to be submitted to the Development Office for review prior to the installation of a permanent swimming pool, hot tub, or spa. Swimming pools, hot tubs, or spas that are intended to be temporary (will remain erected for a period of less than 6 months) are subject to the same requirements as a permanent swimming pool, hot tub, or spa; however, it is not necessary to secure a permit for the installation of a temporary swimming pool, hot tub, or spa.

Safety Enclosure – All swimming pools, hot tubs, or spas with a surface area greater than 150 square feet, and any mechanical equipment and deck area incidental to the swimming pool, hot tub, or spa, should be completely enclosed by a fence or structural barrier with a minimum height of 48 inches. The barrier should be constructed without horizontal members that would make it easy to climb. All gates or doors in the safety enclosure should be lockable, and any gate or door used for ingress and egress to the swimming pool, spa, or hot tub area self-closing and self-latching with the latch located on the pool side of the gate or door.

Disclaimer - This publication provides an overview of the actual code language related to this topic and is intended only to highlight the information most relevant to the subject topic. To view the adopted language concerning this topic please visit codelibrary.amlegal.com/codes/piqua and access the code sections referenced in this document.