

Definition of Terms:

“Swimming Pool Permit” means an official document issued by the Division of Building Inspection authorizing construction to begin in accordance with approved construction drawings.

“Building Setback Areas” (front, rear, side) means the area within the property between the property lines and the setback lines where no building is generally permitted.

“Construction Drawings” means the set of drawings showing the complete plans, elevations and details of the proposed construction.

“Covenants” means the governing regulations of a specific subdivision plat, which are enforced by the property owners of that plat.

“Deed Restrictions” means any limitations placed on the property in the official deed.

“Lot Line” means the property lines bounding the lot on all sides.

“Plat” means a parcel or group of lots under common ownership.

“Subdivision Plat” means the official record of lot divisions of a specific area.

“Surveyed Plan” means a plan showing the complete layout of the property as done by a surveying company.

“Zoning Certificate” means an official document issued by the Planning Department verifying compliance with the Zoning Ordinance.

“Zoning District” means a portion of the territory of the City within which certain uniform regulations and requirements, or various combinations thereof, apply under the provision of the Zoning Ordinance.



THE CITY OF MIDDLETOWN
ONE DONHAM PLAZA
MIDDLETOWN, OHIO 45042

Phone Numbers:

Planning Department	(513) 425-7922
Engineering Department	(513) 425-7935
Building Inspection Div	(513) 425-7973

 **MIDDLETOWN**

PLANNING DEPARTMENT

***DESIGN AIDS
for
SWIMMING POOLS***

SWIMMING POOLS

An application for a Swimming Pool Permit must be submitted to the Building Inspection Division for above-ground pools over 24 inches in height and for all in-ground pools.

In-ground Pool

The Zoning Certificate must be obtained first and is issued by the Planning Department. The following must be submitted and reviewed by the Zoning Official before a Certificate can be issued: a dimensioned site plan showing the location of all structures, existing and proposed, any existing easements and all property boundaries. The name and address of the property owner, builder, and designer if applicable, should also be included in the packet of information. You should also be aware that a surveyed site plan might be necessary depending on your proposed layout and existing site conditions. Documentation submitted with the Pool Permit application is the same needed for the zoning certificate plus 2 sets of construction plans.

Above-Ground Pool

An above-ground pool does not require plans. A dimensioned site plan showing the location of all structures and fences, existing and proposed, any existing easements and all property boundaries must be submitted with the swimming pool permit application. A GFI electric outlet is required. Permit fee for above-ground pools is \$70.00; which includes the electric work as long as the house is owner occupied and the owner is performing the electric work themselves. Otherwise, a separate electric permit is required and must be obtained by an electrician holding a master registration for the City of Middletown.

A Pool Permit guarantees that the work being done will be inspected by the City's Building Inspectors for compliance with state and local safety requirements. All Pool Permits should be obtained prior to the start of any construction.

You may find the following information helpful when installing your pool:

- All in-ground pools and above-ground pools less than 48" above the ground must be enclosed by a minimum 4ft high fence with self-latching gate.
- When installing an above-ground pool a separate fence is not required if the pool walls are a minimum of 4ft high and have a removable or self-locking ladder.
- Pools cannot be located within a front yard setback except on corner lots.
- At corner lots (lots with two front yards) a pool can be placed within one of the front yard setback areas if it is distant from the front property line by one half of the required front yard setback.
- Pools cannot be located within public utility easements or where overhead electrical wiring falls vertically within 10ft of the water surface.
- Pools must be 6ft from side or rear property lines and buildings or structures with a basement. If the building does not have a basement the pool can be located within 3 ft.

Subdivisions may have additional regulations in their covenants or deed restrictions. The City's Engineering Department may have copies of covenants and regulations for certain subdivisions.

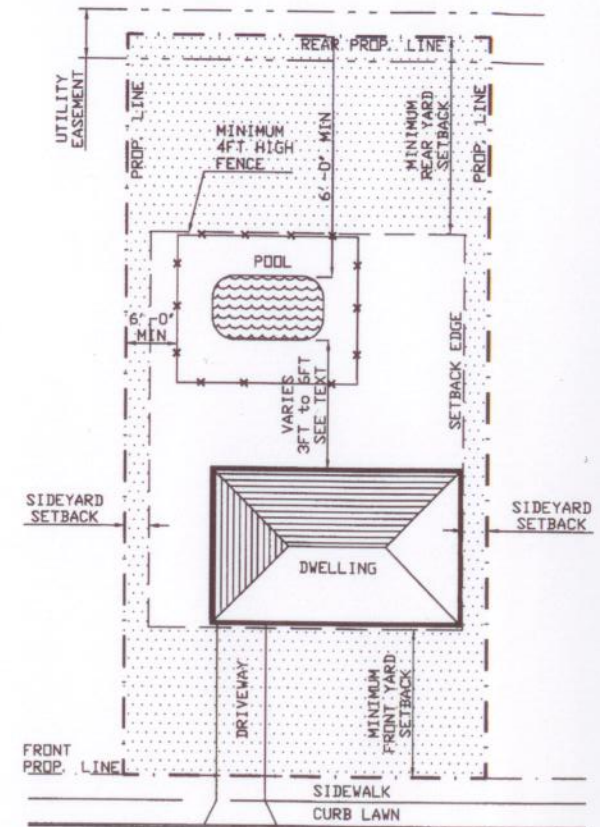
Definitions of Zoning District Designations:

DS: Suburban Dwelling District. For suburban and rural areas within the City, but beyond the scope of complete Municipal Utility Services.

D1: Low Density Dwelling District. For single family residential uses in urban areas with complete Municipal Services. Minimum lot area = 18,000 S.F.

D2: Low Density Dwelling District. For single family residential uses in urban areas with complete Municipal Services. Minimum lot area = 13,000 S.F.

D3: Medium Density Dwelling district. For residential uses in urban areas with complete Municipal Services. Lot areas vary from 9,000 S.F. to 15,000 S.F. depending on usage.



SIDE YARD SETBACKS VARY BASED ON THE FOLLOWING EACH ZONING DISTRICT:

- DS 10 feet
- D1 8 feet
- D2 7 feet
- D3 6 feet

MINIMUM SETBACK REQUIREMENTS IN FEET

	DS	D1	D2	D3
FRONT YARD	50	40	35	30
REAR YARD	50	50	40	30