



SWIMMING POOLS & HOT TUBS/SPAS

PERMIT REQUIREMENTS

A building permit is required for inground and aboveground swimming pools greater than 24 inches in depth in accordance with the attached size/depth graph. A hot tub does not require a building permit. Setback, hardcover, and fencing requirements apply to all pools and hot tubs. Permits are required for the electrical and plumbing work needed for installation.

REQUIRED INFORMATION WHEN APPLYING FOR A PERMIT

- 1. A completed building permit application, including valuation of entire project.
- 2. A completed fence permit application
- 3. A site plan or survey of the property indicating the following:
 - Lot dimensions
 - Location of existing structures (house, garage, sheds, etc.)
 - Location of the proposed swimming pool
 - Distance of pool from the all structures and lot lines
 - For lakeshore lots, distance of pool from the Ordinary High Water Level.
- 4. Manufacturer's specification drawings and information.
- 5. A completed Hardcover Calculation Sheet

ELECTRICAL AND PLUMBING REQUIREMENTS

Separate electrical and plumbing permits are required for modifications necessary during pool/spa installation.

Both plumbing and electrical permits can be applied for at City Hall.

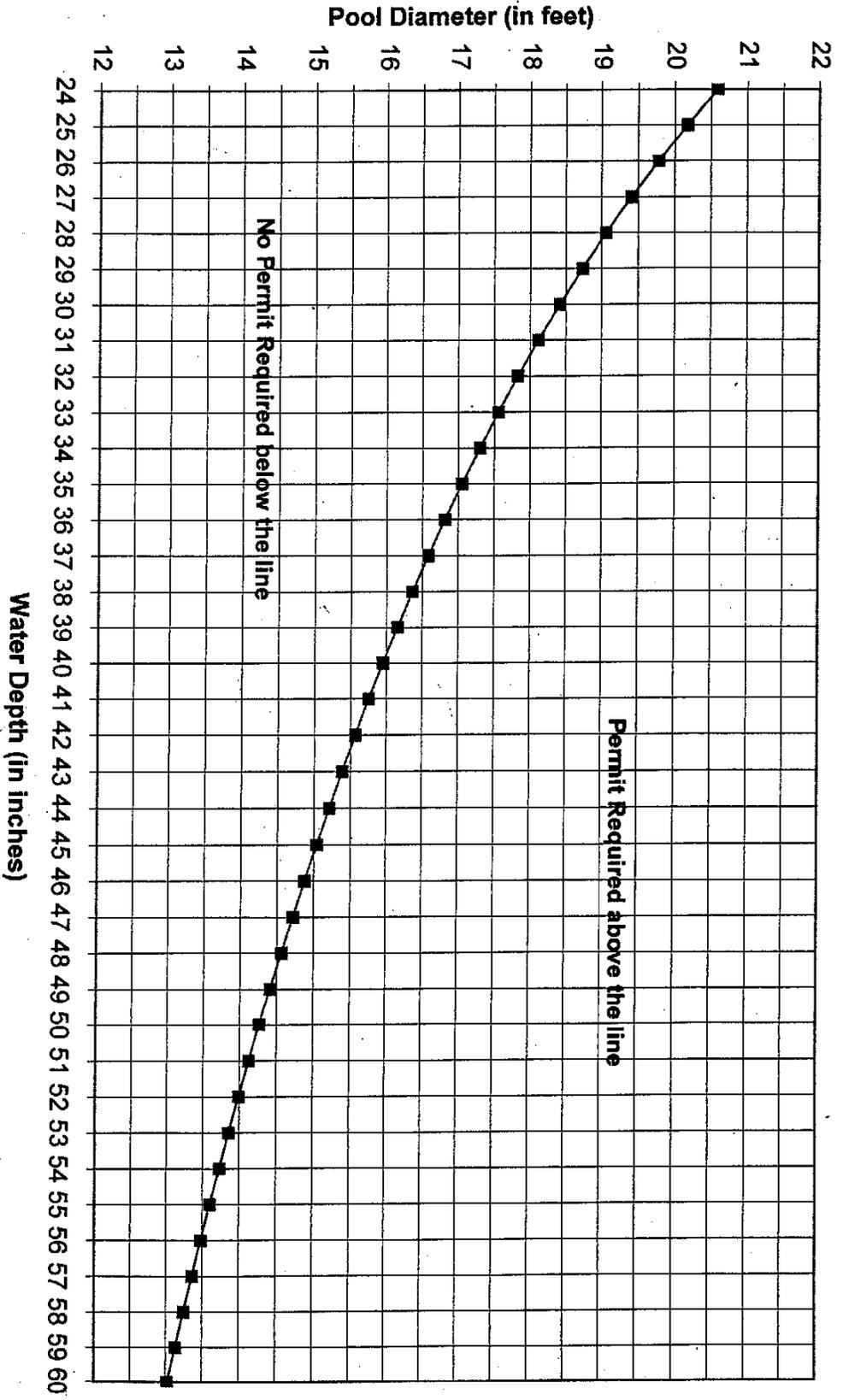
All inspections are done by our building inspection department. Please call 952-442-7520 with questions.

Excerpts from Mound City Code Section 129-196

Requirements applicable to all residential districts.

- (b) Swimming pools and hot tubs. Within any residential district, swimming pools and hot tubs shall be permitted subject to the following restrictions:
- (1) Swimming pools. Swimming pools having a water depth of two feet or more which are operated for the enjoyment and convenience of the residents of the principal use and their guests are permitted provided that the following conditions are met:
 - a. Swimming pools shall be subject to the following setbacks:
 1. The side yard setback is ten feet.
 2. The corner lots, from the side street setback is 15 feet.
 3. The rear yard setback is 15 feet.
 4. Lakeshore, from the ordinary high-water line setback is 50 feet.
 5. From any structure on same lot the setback is ten feet.
 6. From principal building on an adjoining lot the setback is 20 feet.
 - b. Private swimming pools are prohibited in the front portion of residential parcels. The front portion includes the area extending across the entire width of the lot and situated between the front line of the principal building and the front lot line.
 - c. The swimming pool shall be entirely enclosed by a protective fence or other permanent structure not less than five feet nor more than six feet in height. Such protective enclosures shall be maintained by locked gates or entrances when the pool is not tended by a qualified and responsible person.
 - (2) Hot tubs. Outdoor hot tubs shall comply with subsections (b)(1)a and b of this section with the exception that the setback from any structure on the same lot shall not apply. Furthermore, all outdoor hot tubs shall be required to either contain surrounding decking with appropriate guardrails or shall be secured by a locked cover when not in use.

Pool Sizes Allowed without Permits





HARDCOVER CALCULATIONS

(IMPERVIOUS SURFACE COVERAGE)

PROPERTY ADDRESS: _____

OWNER'S NAME: _____

LOT AREA _____ SQ. FT. X 30% = (for all lots)

LOT AREA _____ SQ. FT. X 40% = (for Lots of Record)

* Existing Lots of Record may have 40 percent coverage provided that techniques are utilized, as outlined in Zoning Ordinance Section 129-385 (see back). A plan must be submitted and approved by the Building Official.

	LENGTH	X	WIDTH	=	SQ FT
HOUSE	_____	X	_____	=	_____
	_____	X	_____	=	_____
TOTAL HOUSE					_____
DETACHED BUILDINGS (GARAGE/SHED)	_____	X	_____	=	_____
	_____	X	_____	=	_____
TOTAL DETACHED BUILDINGS					_____
DRIVEWAY, PARKING AREAS, SIDEWALKS, ETC.	_____	X	_____	=	_____
	_____	X	_____	=	_____
	_____	X	_____	=	_____
TOTAL DRIVEWAY, ETC					_____
DECKS Open decks (1/4" min. Opening between boards) with a pervious surface under are not counted as hardcover.	_____	X	_____	=	_____
	_____	X	_____	=	_____
	_____	X	_____	=	_____
TOTAL DECK					_____
	_____	X	_____	=	_____
	_____	X	_____	=	_____
TOTAL OTHER					_____
TOTAL HARDCOVER / IMPERVIOUS SURFACE					<input style="width: 100%; height: 20px;" type="text"/>

UNDER / OVER (indicate difference)

PREPARED BY _____ DATE _____

SUMMARY OF HARDCOVER RULES
Excerpts from the Mound Zoning Ordinance

Section 129-2 Definitions

Impervious cover means any surface impervious or resistant to the free flow of water or surface moisture. The term "impervious cover" shall include, but not be limited to, all driveways and parking areas whether paved or not, tennis courts, sidewalks, patios and swimming pools. Open decks (one-quarter-inch minimum opening between boards) shall not be counted in impervious cover calculations.

Lot area, minimum, means the area of a lot in a horizontal plane bounded by the lot lines, but not including any area below the ordinary high-water level as determined by the city or department of natural resources. (The ordinary high-water level for major lakes in the city: Lake Minnetonka = 929.4; Dutch Lake = 939.2; Lake Langdon = 932.1.)

Section 129-196 Requirements applicable to all residential districts

(a) Lot coverage. Impervious surface coverage of lots in residential zones shall not exceed 30 percent of the lot area. On existing lots of record, impervious coverage may be permitted to up to a maximum of 40 percent consistent with the provisions identified in section 129-385(g)(2)a.

Section 129-385 Zoning - Shoreland Management

(2) Specific standards.

- a. Impervious surface coverage of lots in residential zones shall not exceed 30 percent of the lot area. On existing lots of record, impervious coverage may be permitted by a maximum of 40 percent providing that the following techniques are utilized as applicable:
 1. Impervious areas should be drained to vegetated areas or grass filter strips through the use of crowns on driveways, direction of downspouts on gutters collecting water from roof areas, etc.
 2. Dividing or separating impervious areas into smaller areas through the use of grass or vegetated filter strips such as the use of paving blocks separated by grass or sand allowing infiltration.
 3. Use grading and construction techniques which encourage rapid infiltration such as the installation of sand or gravel sump areas to collect and percolate stormwater.
 4. Install berms to temporarily detain stormwater thereby increasing soil absorption.
- b. Impervious surface coverage in lots in the business and industrial zones shall not exceed 30 percent of the lot area. In business and industrial zones that are included within areas covered by an approved stormwater management plan, impervious surface coverage shall not exceed 75 percent of the total lot area.