



**SWIMMING POOLS  
ZONING REQUIREMENTS**  
(REVISED 4/15/2021)

**PERMIT SUBMITTAL CHECKLIST:**

- Swimming Pool Permit application** for all pools having a depth of 24 inches at any point and a surface area exceeding 150 square feet. (14 foot diameter)
- Certificate of Survey accurately indicating size and location of pool. Surveys can be found on our website under the Licenses & Permits section or call Building Inspections to see if a survey is on file, and it can be emailed to you.
  - Lot Dimensions.
  - Location and ground coverage area of existing structure(s).
  - Location and size of the pool.
  - Setback of pool from the property line.
  - The location and height of the fence enclosing the pool as required by City ordinance. **(separate Zoning permit required for the fence)**
  - The location, size and types of equipment used with the pool **(separate mechanical permit required for installing heater)**
  - Location of existing and any planned decks **(separate building permit required to install deck)**
  - Location of self-closing lockable gates.

Attached is an example of a property with permissible locations for a pool and fence enclosure, which is intended as a **GUIDE ONLY!!**

Preferred method for permit submittal is email to [permits@lakevillemn.gov](mailto:permits@lakevillemn.gov)

**ZONING REQUIREMENTS:**

- Property lines must be located prior to erecting a pool. The City of Lakeville does not provide a survey service to find the property lines. It is the responsibility of the landowner to locate the property lines.
- All swimming pools for which a permit is required and granted shall be provided with safeguards to prevent children from gaining uncontrolled access. This can be accomplished with fencing, screening or other enclosure, or any combination thereof, of sufficient density as to be impenetrable.
- Fences shall be at least 4 feet in height. The bottoms of the fences shall not be more than 4 inches from the ground nor shall any open space in the fence be more than 4 inches. Fences shall be of a noncorrosive material and shall be constructed as to be not easily climbable. All

fence openings or points of entry into the pool enclosure shall be equipped with gates or doors.

- All gates or doors to swimming pools shall be equipped with self-closing and self-latching devices placed at a sufficient height so as to be inaccessible to all small children.
- Fences need only be provided around the means of access on aboveground pools which have 4 feet high, vertical or outward inclined side walls.
- Prior to filling the pool, the approved fence and/or screen must be completely in place and inspected and approved by the city building official.
- In all residential districts, swimming pools and any attached or functionally related deck that is more than 30 inches above grade shall be set back 10 feet from all adjoining lots, at least 10 feet away from any other building or structure on the same lot, and shall not be located within a drainage or utility easement or required buffer yard.
- Swimming pools shall not be permitted in a front yard. Corner lots have specific right of way setbacks depending on the zoning district the lot is locate in. A pool must follow the same right of way setbacks as the house.
- Setbacks from pools to a well, septic tank or drainfield system should be as follows:

<b>POOL TYPE</b>	<b>WELL</b>	<b>SEPTIC TANK</b>	<b>DRAINFIELD</b>
ABOVE GROUND	3 FEET	10 FEET	10 FEET
BELOW GROUND	20 FEET	10 FEET	20 FEET

**NOTE:** The above represents general zoning requirements relative to pools. For more specific requirements, refer to the Zoning Ordinance, Section 11-21-5.G. or contact the Building Inspection Department at 952-985-4440. **A SEPARATE ELECTRICAL PERMIT NEEDS TO BE OBTAINED FROM THE CITY OF LAKEVILLE INSPECTIONS DEPARTMENT.**

**REQUIRED INSPECTIONS:**

- Pool Footing:** Before pouring concrete, pool has been dug and forms have been erected.
- Final:** When the pool, pool enclosure and surrounding deck are complete.

**GENERAL NOTES:**

- The stamped, approved plans and survey shall be kept on the job site until the final inspection has been made.
- The Inspection Record card shall be placed on an outside exterior wall near the pool and shall remain posted until the final inspection has been made. Cards should be protected from the weather.
- Call (952) 985-4440 between 8:00 A.M. and 4:30 P.M. to schedule an inspection. Provide at least 24-hour advance notice and provide permit number at time of scheduling.
- Prior to digging, call Gopher State Services at (651) 454-0002 to verify utility locations. Forty-eight hour notice is required, excluding weekdays and holidays.

**ALLOW 24 HOURS FOR ALL INSPECTIONS!!**