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City Planning and Development

CPD-DS Zoning and Permit Requirements for Residential Swimming Pools
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GENERAL:

Permits for residential swimming pools accessory to one and two family residences may be obtained by FAX with payment by credit card. Please reference **INFORMATION BULLETIN NO. 109, Fax Permit Process**, for more information.

The following requirements for residential swimming pools are found in the Kansas City Zoning and Development Code (KCZDC) Section 88-305-07, 88-305-02-B and Chapter 18, Kansas City Building & Rehabilitation Code (KCBRC), Article III, 2012 International Residential Code, Appendix G (as amended):

In zoning districts R-80, R-10, R-7.5, R-6, R-5, R-2.5, R-1.5, R-0.5 and R-0.3, swimming pools shall meet the following zoning requirements:

1. Setback ten (10) feet from the rear property line.
2. Setback ten (10) feet from the side property line.
3. Swimming pools are not permitted in the front yard (i.e., they may not be closer to the street than the principal building)
4. Platted building lines and easements may require greater setbacks than stated above. These may be found on a mortgage survey..
5. Swimming pools (including spas, hot tubs, etc) with a fill level greater than two (2) feet shall be enclosed by a protective fence of at least four (4) feet in height. Such protective enclosure shall be maintained by locked gates or entrances when the pool is not tended by a responsible person. Gates shall be self-closing and self-latching. Lockable covers for spas, hot tubs, etc. (not including swimming pools), shall be acceptable in lieu of a protective fence.

The walls of an above-ground pool that are 4' or greater in height may serve as the required protective enclosure. Any access point to a pool (e.g. a ladder) shall be protected by a means that is self-closing and self-latching, and that is locked when the pool is not tended by a responsible person.

[Provisions for Residential Pools found in IBC 3109.4 are not applicable, as the IBC is not applicable to residential pools accessory to one and two family dwellings.]

PERMIT REQUIREMENTS:

No permit is required for the construction of a prefabricated above ground swimming pool that is accessory to a one or two family dwelling, provided such pool has a fill level less than 24 inches with pool walls that are entirely above grade and has a capacity of five thousand (5000) gallons or less. No permit is required for a temporary inflatable pool. All other KCZDC and KCBRC requirements shall be met.

The following information is required to obtain a permit for a swimming pool in zoning districts R-80, R-10, R-7.5, R-6, R-5, R-2.5, R-1.5, R-0.5 and R-0.3:

- Four (4) copies of a site plan showing the address of the property, the location of the proposed swimming pool, all other buildings on the property and all property lines. The property owner may have a mortgage survey which shows property lines and existing buildings on the property. If so, the proposed swimming pool may be drawn on a copy of this mortgage survey. Otherwise, a scaled drawing is required.
- The site plan shall also indicate the location of the electrical service-drop conductors, overhead or underground, running from the utility lines to the house. No overhead conductors may pass above or within ten (10) feet horizontally of a swimming pool. No underground conductors may pass under or within five (5) feet horizontally of the swimming pool.
- The total cost of the project is required to determine the permit fee. The cost should not include the cost of any electrical or plumbing work because this type of work will require separate permits.