



# Swimming Pool, Spa and Hot Tub Regulations

## FACT SHEET

Effective July 21, 2017

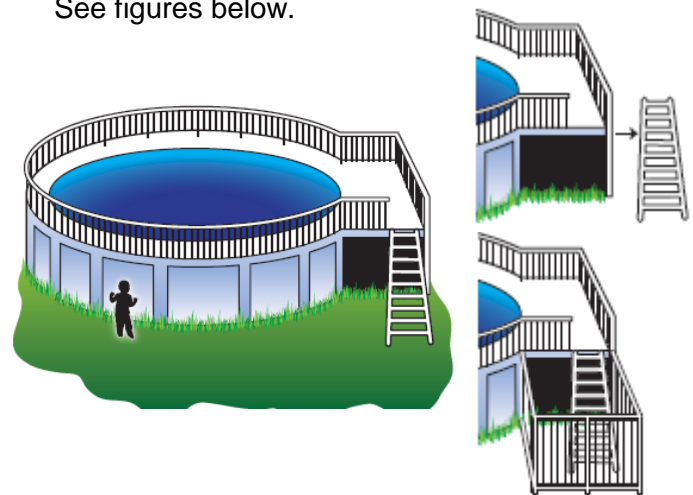
### Is a zoning permit required for a swimming pool, spa or hot tub?

Yes, a zoning permit is required for all types of swimming pools, spas and hot tubs that are constructed of steel, masonry, concrete, aluminum, plastic or any other material and located out of doors and which has a square-foot surface area of greater than 100 square feet and a depth more than 18 inches. A building permit may also be required. Building permits are issued by the Trumbull County Building Department located at 159 East Market Street in Warren. They can be reached by calling (330) 675-2467.

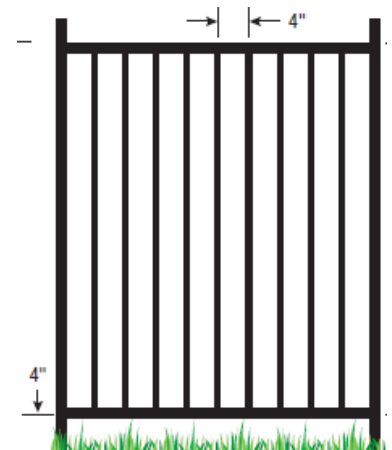
### What are the restrictions on swimming pools, spas and hot tubs?

- ❖ The pool, spa or hot tub can only be located in the rear yard of a property.
- ❖ There must be at least fifteen (15) feet between the pool, spa, or hot tub and the side and rear lot lines.
- ❖ All outdoor pools, whether in ground, above ground, or on ground, shall have a barrier of at least sixty (60) inches above grade, measured on the side of the barrier that faces away from the pool.
- ❖ A barrier can be the pool structure or a fence or wall placed around the pool.
- ❖ Where the barrier is the pool structure itself, or where the barrier is mounted on top of the pool structure and access to the pool is by ladder or steps, then the ladder or steps shall be capable of being secure, locked, or removed; or the

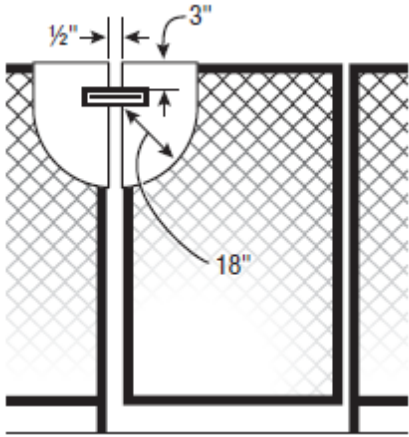
ladder or steps shall be surrounded by a barrier. See figures below.



- ❖ The barrier cannot have openings, gaps, or holes larger than 4 (four) inches. See figure to the right.
- ❖ Access gates shall open outward away from the pool, be self-closing and self-latching, and equipped with a locking device.



- ❖ Where the release mechanism for the self-latching gate is located less than 54 inches from bottom of gate, the release mechanism shall be located on the pool side of the gate and at least three (3) inches below the top of the gate. The area with 18 inches of the release mechanism shall not have an opening greater than ½ inch.



- ❖ Hot tubs and spas with a rigid locking cover do not require a sixty (60) inch barrier.

**Where can I get a zoning permit application?**

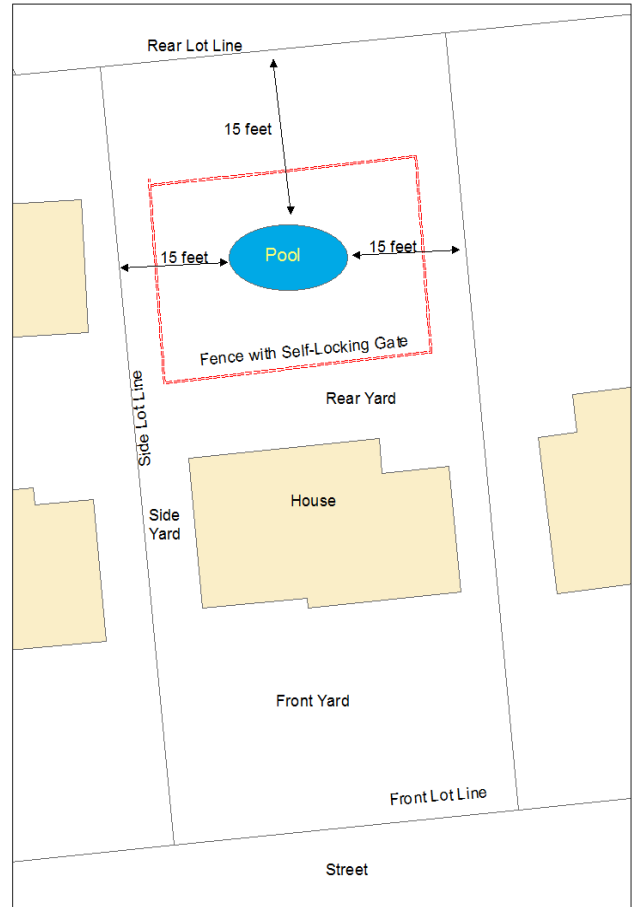
Visit [www.howlandtownship.org](http://www.howlandtownship.org) and select *Zoning* and then select *Certificates (Permits)* to download the “Swimming Pool, Spa and Hot Tub Application.” Complete this application and drop it off at the Zoning Department during normal business hours. Allow one to three business days to process the permit application.

**What information will I need to provide along with the permit application?**

You will be required to submit a diagram or a site plan that shows the proposed location of the swimming pool, spa, or hot tub, the location of the fencing if required, and the distance between the pool, spa, or hot tub and the side and rear property boundaries. It is strongly recommended that a professional survey of your property be done for any home improvement project requiring a

Zoning permit. In some circumstances, the zoning staff may require it. If you own the property, you may already have a mortgage survey in your possession.

**Example Site Plan**



**What is the permit fee?**

See most recent fee schedule.

**Contact information:**

Howland Township Zoning Department  
 205 Niles-Cortland Road  
 Warren, Ohio 44484  
 (330) 856-5223  
 Monday – Friday 8:30 AM to 4:30 PM

All fact sheet graphics courtesy of the U.S. Consumer Product Safety Commission’s Publication 362 (08/12) Safety Barrier Guidelines for Residential Pools.