



Town of Harrison
Village of Harrison
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SWIMMING POOL, SPA OT HOT TUB REQUIREMENTS

§ 235-4 SWIMMING POOL

An artificial pool of water, either inground or above-ground, having a depth at any point of more than 18 inches and a surface area of greater than 100 square feet, designed or intended for the purpose of bathing or swimming and including all appurtenant equipment.

§ 235-28 Swimming pools.

- A.** Swimming pools, pumps, filters, compressors or other pool-related equipment may be located within that portion of the lot in which accessory buildings are permitted under the provisions of this chapter applicable to the district in which such lot is located; provided, however, that within the B Two-Family Residence District and the R-75 and R-50 One-Family Residence Districts, no swimming pools shall be located within 10 feet, or within any other residence district, no swimming pool shall be located within 20 feet of side and rear property lines nor shall be set back less than 60 feet from any street in the B District and the R-75 and R-50 Districts, and 75 feet in all other districts.
- B.** Every permanent in-ground swimming pool shall be surrounded by a fence acceptable by the Building Inspector not less than four feet high. Each opening in such fence shall be protected with a self-closing securely locked gate.
- C.** All aboveground pool ladders shall either be removed from the pool area or locked in a retracted position when the pool is not in use.
- D.** Decks shall not be permitted on the side of a aboveground pool adjacent to any property line unless the deck complies with the applicable yard setback requirement.
- E.** No swimming pool may be installed except with proper drainage to ensure against infestation or contamination of the area and vicinity and in accordance with all applicable regulations.
- F.** No swimming pool may be erected on a plot of less than 50 feet by 100 feet.
- G.** No electrical pool equipment shall be installed unless a separate electrical permit is obtained.
- H.** No pool shall be constructed without first obtaining a pool permit from the Building Inspector.
- I.** No pool, pump, filter, compressor or other pool-related equipment shall be constructed, installed or maintained within the setback required in any Residence District, except as set forth in Subparagraph A above.

SUBMISSION REQUIREMENTS: Building Permit Applications must be accompanied by a survey, three sets of a site plan indicating pool location and three sets of construction drawings of the pool, prepared by a licensed professional. All manufactures brochures of equipments & specifications must be included. A separate building permit application is required for the pool fence/barrier. Land Development approval from the Town Engineer is required for land-disturbing activity of 500 square feet or more.

TEMPORARY POOL REQUIREMENTS: Temporary Structure Permit Application must be accompanied by three sets of a site plan indicating the pool location. All manufactures brochures of equipments & specifications must be included.