



Building Department News Sheds & Pools

As spring is now here questions on the requirements for sheds and pools have begun to come in. Last fall the Planning Commission reviewed the shed and pool requirements and City Council adopted some changes. The changes make pool safety requirements more clear and the shed requirements now offer some options for small storage units. The following will be a brief overview of the common questions.

Pools - Any structure intended for swimming, whether permanent or temporary, which can contain 24 inches of water. Swimming pools and spas are regulated by the building code and city ordinance and require permits to ensure proper installation. Pools and spas are required to have barriers to guard unsupervised entry. A barrier may need to be a fence or may be the pool wall, depending on its construction. Soft-side, inflatable pools must be fenced. City ordinance also regulates where a pool may be located. A fact sheet may be obtained at the city office for more detailed information, which also includes bonding and electrical requirements.

Sheds and Storage Units - Accessory structures over 20 square feet and up to 200 square feet require a zoning permit to ensure compliance with requirements for size, location and height. Any structure over 200 square feet also requires a building permit and shall meet all code requirements. The following is a brief overview of the requirements to permit accessory structures in the rear or side yards, based on the size of the unit:

a) 20 square feet or less

1. Minimum 3 feet from property lines.
2. No setback from house if no opening in back.
3. Maximum 6 feet in height.
4. No more than 2 units per property.
5. A zoning permit is not required for this size of unit.

b) 40 square feet or less

1. Minimum 3 feet from property lines.
2. No setback from house if no opening in back & non-combustible.
3. Maximum 10 feet in height.
4. Zoning permit required.

c) 80 square feet or less

1. Minimum 3 feet from property lines.
2. Setback min. 4 feet from house if no opening in back.
3. Maximum 10 feet in height.
4. Zoning permit required.

d) Larger than 80 square feet

1. Minimum 5 feet from property lines.
2. Setback min. 10 feet from house.
3. No closer than 25 feet to any street.
4. Shall not exceed 1 story and 15 feet in height.
5. Zoning permit required, also a building permit if over 200 SF.

I hope you have found the above information helpful. Please consult the zoning ordinance and building code for complete requirements. Remember, most improvement projects require permits and inspections... plan ahead and contact the Building Department before beginning your projects.

