





## SECTION B – ZONING INFORMATION

### Table 1 – Height & Area Matrix

DISTRICT	Minimum Lot Area (Sq. ft.)	Maximum Height (ft.)	Minimum Yard Setbacks				Maximum Lot Coverage	Minimum Lot Width	Minimum Lot Depth	Maximum Impervious Coverage
			Front	Side	Street Side	Rear				
OS-A	217,800	35/50	50	50	50	50	-----	450	-----	-----
R-1	7,500/8,000	35	20	7	20	25	40%	60/70/35	100	60
R-2	6,000/3,000	35	20	7	20	25	40%	60/70/35	100	60
R-3	10,000/2,000	45/35	25/35	10	25	25	60%	-----	-----	75
R-1M	5,200/7,500	15	25	10	20	20	-----	60/70/35	100	-----
CC	7,500	35	25	7/15	25	10/15	-----	-----	-----	-----
DC	2,000	45	None	0/10	None	15/25	-----	-----	-----	-----
M-1	10,000	None	25	10/20	25	10/25	-----	-----	-----	-----
M-2	10,000	None	25	10/20	25	10/25	-----	-----	-----	-----
FP & FW	Same as underlying base district									

Note: Provided in Table 1, Height and Area Matrix, are the height and area requirements for each zoning district. Where there are two (2) or more values shown, the first is for the permitted use in the district followed by supplemental requirements for other uses and site conditions. For example, in the R-1 District the minimum lot width is shown as 60/70/35, which means that sixty (60) feet is the minimum lot width for most lots, seventy (70) feet is the minimum lot width for corner lots, and thirty-five (35) feet is the minimum lot width (at the curb) for lots abutting a cul-de-sac. The second value shown for rear and side setbacks in the commercial and industrial zoning districts are for lots that are adjacent to residential areas.



## PLAN SUBMITTAL REQUIREMENTS FOR IN-GROUND SWIMMING POOLS AND SPAS

**DRAWINGS SUBMITTAL:** Two (2) copies of the following drawings are required. Drawings must be drawn to scale, dimensioned and of sufficient clarity. Drawings must be submitted along with a completed permit application form.

**PROFESSIONAL CERTIFICATION:** Depth of the swimming pool shall maintain a ratio of 1:1 from the nearest foundation up to a maximum depth of 5'-0" (i.e. for a depth of 5'-0" the pool must be located 5'-0" from the nearest foundation) otherwise an engineered drawing is required.

**REQUIRED DRAWINGS:** The following is a general outline of drawings necessary for plan review (Plan Examiner may request additional information if necessary).

1. Site plan must include all dimensions, (scale: 1"=20'-0") including location of pool in reference to the property line and all building locations. All easements must be shown on site plan and location, type, and height of pool spa barrier.
2. Pool plans must include all dimensions (scale: 1/8"=1'0" or 1/4"= 1"0")
3. Section through the pool structure must include all depth dimensions.
4. Equipment drawings' diagrams must include dimension in reference to property line.
5. All decking is required to be shown on the pool plans. Decking is prohibited in utility/electric easements.
6. Manufacturer's brochure or details of pool required for above ground pools.

### NOTE:

1. Fences and barriers surrounding pools are subject to special requirements (refer to Appendix G, Section AG105, 2006 IRC) See Pool Barrier Requirements.
2. Self-contained units without hardwiring do not require an electrician to perform the work.
3. Pre-plaster inspection cannot be done unless the swimming pool barrier has been installed and approved.
4. Provide pool barrier information on the drawings; refer to glazing requirements of Chapter 3, of 2006 IRC. (Impact resistance glazing is required when the glazing is within 5 feet of a swimming pool or spa water's edge and the bottom edge of the glazing is less than 60" above the poolside of the glazing).
5. Where the fence is existing, it is the applicant's responsibility to upgrade the pool barrier to comply with the pool barrier requirements.
6. Where the pool and fence are existing and only the fence is being replaced, the fence has to comply with the pool barrier requirements.
7. Permit holder is responsible for requesting and completing all required inspections.
8. Public swimming pools and spas shall comply with Iowa Department of Health Standards for Public Swimming Pool and Spa. For copies of the Standard, contact the State of Iowa.
9. Diving board for residential pools (drawings required) shall comply with ANSI/NSPI-5 2003 Article 5.8, 5.9, 5.10.
10. Manufacturer's specifications required for diving equipment including pool type & maximum height above the water.
11. Swimming pools shall comply with the 2003 International Energy Conservation Code Section 504.3 – 504.3.3.

## POOL BARRIER REQUIREMENTS FOR RESIDENTIAL POOL

### International Residential Code 2006 Appendix G, Section AG105-2- AG105.5

**AG105.2 Outdoor Swimming Pool.** An outdoor swimming pool, including an in-ground, aboveground or on-ground pool, hot tub or spa shall be provided with a barrier, which shall comply with the following:

1. The top of the barrier **shall be at least 54 inches** (1219mm) above grade measured on the side of the barrier, which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51mm) measured on the side of the barrier, which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an aboveground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102mm).
2. Openings in the barrier shall not allow passage of a 4-inch-diameter (102mm) sphere.
3. Solid barriers which do not have openings, such as masonry or stone wall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.
4. When the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143mm), the horizontal members shall be located on the swimming pool side of the fence, or shall be so constructed as to not provide a climbable surface. Spacing between vertical members shall not exceed 1.75 inches (44mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.
5. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm) not exceed 1.75 inches (44 mm) in width.
6. Maximum mesh size for chain link fences shall be a 2.25-inch (57 mm) square unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to not more than 1.75 inches (44 mm).
7. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than 1.75 inches (44 mm).
8. Access gates shall comply with the requirements of Section AG105.2, Items 1 through 7, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching

device is located less than 54 inches (1372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:

- a. The release mechanism shall be located on the pool side of the gate at least 6 inches (152 mm) below the top of the gate, and
  - b. The gate and barrier shall have not opening greater than 0.5 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.
9. Where a wall of a dwelling serves a part of the barrier, one of the following conditions shall be met:
- a. The pool shall be equipped with a powered safety cover in compliance with ASTM F1346; or
  - b. All doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and its screen, if present, are opened. The alarm shall sound continuously for a minimum of 30 seconds immediately after the door is opened and be capable of being heard throughout the house during normal household activities. The alarm shall automatically reset under all conditions. The alarm system shall be equipped with a manual means, such as touchpad or switch, to temporarily deactivate the alarm for a single opening. Such deactivation shall last for not more than 15 seconds. The deactivation switch(s) shall be located at least 54 inches (1372 mm) above the threshold of the door; or
  - c. Other means of protection, such as self-closing doors with self-latching devices, which are approved by the governing body, shall be acceptable so long as the degree of protection afforded is not less than the protection afforded by Item 9.1 or 9.2 described above.
10. Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure and the means of access is a ladder or steps, then:
- a. The ladder or steps shall be capable of being secured, locked or removed to prevent access, or
  - b. The ladder or steps shall be surrounded by a barrier which meets the requirements of Section AG105.2, Items 1 through 9. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter (102 mm) sphere.

**AG105.3 Indoor Swimming Pool.** All walls surrounding an indoor swimming pool shall comply with Section AG105.2, Item 9.

**AG105.4 Prohibited Locations.** Barrier shall be located so as to prohibit permanent structures, equipment or similar objects from being used to climb the barriers.

**AG105.5 Barrier Exceptions.** Spas or hot tubs with a safety cover which complies with ASTM F 1346, as listed in Section AG107, shall be exempt from the provisions of this appendix.