



The City of York Pennsylvania

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John S. Brenner, Mayor

Swimming Pools

Excerpted from the Pennsylvania State Uniform Construction Code:

§ 403.26. Swimming pools.

(a) A swimming pool, hot tub and spa which is accessory to a one-or two-family dwelling shall comply with all of the following:

(1) Chapter 41 of the "International Residential Code."

(2) Appendix G of the "International Residential Code."

(3) Section 2406.2, paragraph 9 of the International Building Code (glazing in walls and fences enclosing indoor and outdoor swimming pools, hot tubs and spas).

(4) Section 3109.4 of the "International Building Code (residential swimming pool enclosures).

(b) A swimming pool that is not accessory to a one-or two-family dwelling shall comply with this chapter, the "American National Standards for Public Pools" issued by ANSI and NSPI (ANSI/NSPI-1 1991) and the Public Bathing Law (35 P. S. §§ 672—680d).

(c) A hot tub or spa that is not accessory to a one-or two-family dwelling shall comply with this chapter and the "American National Standard for Public Spas" issued by ANSI and NSPI (ANSI/NSPI-2 1999).

The City of York requires the following information:

SWIMMING POOLS / SPAS - (in ground and above ground) - must have two (2) copies (full size, to scale) of the property site plan, showing the pool/spa location from all lot lines to the water's edge and distances from any other structure drawn to scale on the plan and location of overhead power lines. Submit two (2) sets of plans showing pool/spa size (length, depth, width), pool/spa specification and equipment list, pump connections, pump horsepower, electrical connections and GFI location, plumbing connections, and pool barrier detail, all of which shows compliance with the UCC.

City Of York
Swimming Pool Regulations
Zoning Ordinance Section 1304.01 d

Private Swimming Pool A private swimming pool may be erected in a rear or side yard, in any district in which it is permitted, provided it complies with the following conditions:

- 1) **Location** Pools in excess of a design depth of three (3) feet and erected on a lot of any width shall be located at least five (5) feet from the rear and side property line and ten (10) feet from the principal building, with the following exceptions:
 - A. Pools that have a design depth from eighteen (18) inches to and including three (3) feet in depth and erected on a lot eighteen (18) feet wide or greater shall be located ten (10) feet from the principal building and at least three (3) feet from the rear and side property lines.
 - B. Pools that have a design depth from eighteen (18) inches to and including three (3) feet in depth and erected on a lot less than eighteen (18) feet wide shall be located at ten (10) feet from the principal building and at least one (1) foot from the other side property line, provided that a six (6) foot high solid masonry or solid wooden fence be erected along at the property line on the side of the pool with the one (1) foot setback. The remainder of the pool area shall be enclosed in accordance with subsection (d)(4) hereof.

Lot Width (Less than 18 ft.)		Lot Width (18 ft. and greater)	
Pool Depth 18 inches to 3 ft.	Pool Depth over 3 ft.	Pool Depth 18 inches to 3 ft.	Pool Depth over 3 ft.
Rear Yard	3 ft. 5 ft.	3 ft.	5 ft.
Side Yard	3 ft. 5 ft.	3 ft.	5 ft.
Side Yard	1 ft.* 5 ft.	3 ft.	5 ft.

* Six foot fence required on this side: see subsection (d)(1)B. hereof.

- 2) **Nuisance or Hazard** It shall be suitably designed and located so as not to become a nuisance or hazard to adjoining property owners or the public. Outdoor lights, if used, shall be shielded and not reflected toward adjacent residential properties;
- 3) **Drainage** Provision shall be made for drainage of the pool and back-wash water disposal. The use of open fields, lawns or dry wells shall be permitted for this purpose provided they meet the requirements of the Pennsylvania Department of Environmental Protection. Water shall not be emptied onto public roads or adjoining land belonging to others;
- 4) **Enclosure** The entire pool area shall be enclosed with a chain link, solid masonry, or solid wooden fence, or picket fence having spacing no greater than four (4) inches, at least four (4) feet in height including a gate with a self-locking and closing device to permit the pool to be locked and secured when not in use. The locking device shall be located at least four (4) feet above ground level;
- 5) **Additional** All other aspects of swimming pool installation, security and maintenance shall be in accordance with the BOCA National Building Code, as adopted by the City in the Codified Ordinances.