

MEMORANDUM

To: Howard Tipton, Town Manager
From: Allen Parsons, AICP
Director, Planning, Zoning & Building Department
Report date: May 10, 2024
Meeting date: May 20, 2024
Subject: Overview of Zoning Standards for Swimming Pools

Recommended Action

None, informational only.

Background

Commissioner Bishop requested a workshop discussion on the Town's Zoning Code standards that govern swimming pools.

The standards for swimming pools are located in Section 158.095, Accessory Uses, Subsection (B) of the Zoning Code and are consolidated into the following Table:

Pool Type (Elevation and Pool Cage)	Street Yard Setback	Min. Rear Yard Setback ^a	Min. Side Yard Setback ^a	Min. Waterfront Yard Setback ^{a, b}	Pools Count Toward Max. Lot (Bldg.) Coverage
≤ 6 inches above finished grade without a pool cage	Per Zone District	8 feet	8 feet	Gulf/Pass: 100 feet; Canal: 15 feet; Bay: 20 feet	No ^c
All Other Pool Types					
≤ 6 inches above finished grade with a pool cage; or > 6 inches above finished grade with or without a pool cage	Per Zone District	Per Zone District	Per Zone District	Per Zone District	Yes Per Zone District. Plus 5%

The swimming pools standards can be said to reflect longstanding design intents to disincentivize the addition of structures (pool cages and elevated pool decks), in order to reduce the bulk and mass of houses with these accessory structures, and to preserve views. These intents are similar to the preservation of neighborhood canal and waterfront views addressed in the Town's "Canal View Preservation Zone", Section 158.094(C)(5) of the Zoning Code, which requires the preservation of view corridors along the canals in the Country Club Shores area of the Town.

The swimming pools standards can be viewed as being more generous to swimming pools that are less than or equal to 6 inches above finished grade **and** without a pool cage (the first pool type listed in the table above). These pools are permitted to be constructed closer to side, rear and waterfront property lines, and are exempt from meeting the lot (i.e. building) coverage standards (typically a maximum 30% of the lot size). At-grade pools are permitted to count toward the "non-open space" (i.e. impervious surface) coverage requirements (typically a maximum of 50% of the lot size) on a property. At-grade pool types therefore allow a larger pool to be constructed on a site.

All other types of pools, which includes any pool with a pool cage and also includes pools that are greater than 6 inches above finished grade (with or without pool cages), are limited to the lot coverage requirement and an additional 5 percent of building coverage, for the pool cage, on a property (i.e., 30% + 5% = 35% of the lot).

For additional context, an example of series of Longboat Key homes with pools, with and without pool cages is shown below.



Staff Recommendation

None, informational only.

End of Agenda Item