

Planning and Zoning

Swimming Pools

Swimming pools and appurtenances such as decking and tennis courts shall be subject to the following requirements:

1. Shall be located behind the longest rear wall of the principal building or in the rear half of a lot containing frontage on one street. In the rear yard as measured from the longest rear wall of the principal building but not beyond the middle third of a through lot as measured from the street the principal use is closest to. In the case of a corner lot, to the rear half of a lot as measured from the longest wall with respect to both streets or in the rear half of a lot as measured from both streets or a combination thereof. To the rear of the home as measured from the longest wall with respect to two streets or in the rear half of a lot as measured from two streets or combination thereof where a lot is bounded by three or more streets.
2. Shall be at least 25 feet from any street line.
3. Shall meet the side and rear yard requirements for the zone in which it is located shown in Article III. Section 6. of the Planning and Zoning Regulations, except in R40 and R80 zones where the rear yard requirement shall be 25 feet.
4. Shall require a Planning and Zoning Permit.

Note: There is no restriction as to the location of patios, sidewalks or fencing set on the ground that may be used to surround a pool. Any equipment ancillary to the pool such as filter, heater, ladder and/or slide must be located in the same manner as the swimming pool.

R80	Side yard 40 feet	Rear yard 25 feet
R40	Side yard 25 feet	Rear yard 25 feet
R30	Side yard 15 feet	Rear yard 25 feet
R 20	Side yard 10 for one 30 for both	Rear yard 25 feet
R12	Side yard 10 feet	Rear yard 25 feet
R12LG	Side yard 10 feet	Rear yard 25 feet
R9	Side yard 10% of frontage not over 10 feet	Rear yard 25 feet

See Zoning text for cluster development

When applying to Planning and Zoning for your swimming pool permit you must complete the Zoning Permit Application. The applicant must provide a plot plan, to scale, showing the proposed size and location of the swimming pool. The dimensions on the plot plan must be verified by supporting certification documentation and/or additional maps. In the event that tax maps are used as a plot plan the Office of Planning and Zoning may require a greater distance for setbacks or field verification of the property if the owner has located and/or recovered the property lot pins.

In the event that the location of the swimming pool needs to be relocated due to unforeseen site conditions, the applicant must have the Office of Planning and Zoning approve the new location to ensure it complies with the Zoning Regulations.

Note: The finish grading around the swimming pool must be done in a manner as not to alter existing drainage, to increase flow or direction towards other properties and/or to cause damage to surrounding properties. If fill materials are imported or excavated materials are not removed from the site, the Town of Farmington Engineering Department will require a grading plan review.

INCORPORATED 1645

THE TOWN OF FARMINGTON



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1 MONTEITH DRIVE
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INFORMATION (860) 675-2300
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Attention Pool Installers

It is the responsibility of the contractor and/or property owner to know and abide by all the Building Code and Zoning Regulations of the Town of Farmington pertaining to the construction and installation of pools and spas.

Note:

1. The equipment necessary to operate a pool such as a heater, pump and filter must be located in compliance with the same Planning and Zoning Regulations as the pool itself.
2. The contractor and/or owner must insure the pool is located as approved. The contractor and/or owner may find it necessary to have a surveyor lay out the pool's location prior to construction.
3. The Town of Farmington may require professional verification of compliance by a surveyor in cases where verification is difficult to ascertain.
4. Pools constructed in violation of the Town of Farmington Planning and Zoning Regulations may have to be removed and/or relocated into compliance. Property owners or contractors that construct a pool in violation have the right to apply to the Zoning Board of Appeals for relief to the restrictions of the regulations. It is important to note that Zoning Board of Appeals approval is limited to the unique hardship of the subject property not shared with other properties in the neighborhood. The Zoning Board of Appeals is prohibited by State Statutes to approve an application for a self-created manmade hardship. The improper installation of a pool on its own is a self-created hardship.

The contractor and/or owners are responsible for notifying the Town of Farmington in the event any changes are made from the approved plan concerning the pool, equipment, location and/or grading.

I have read and understand this advisory. As applicant for the Building Permit and Zoning Permit I am responsible for the installation of the Pool and/or spa at the property identified as _____ Farmington Connecticut.

Owner _____

Contractor _____ Date _____

AN EQUAL OPPORTUNITY EMPLOYER



