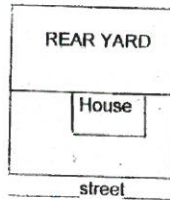


Zoning Setbacks for Accessory Structures Shall Apply

Setbacks: Lots under 5 acres in size - Swimming pools are required to be in the rear yard* and a minimum of 15' from the side and rear property lines. (This distance is measured from the water's edge to the property line.)

Rear Yard = A yard extending the full width of the lot in the area between the rear lot line and the rear building line.



Setbacks: Lots of 5 acres and greater – May be permitted in the rear yard as above. May also be permitted (A) in a side yard meeting the residential side setback requirement (same as a house), or (B) in the front yard meeting the residential side setback requirement (same as a house) and being a minimum of 200 feet from the front lot line.

Septic - Approval of the proposed location must be obtained from the County Sewage Disposal Management Department, as applicable.

Building Permit - A building permit must be obtained prior to construction of the swimming pool. You will need to submit an application, a site plan, and written proof of cost of the pool.

FAQs

Is a permit required for a deck?
Yes, a permit is required for a deck.

Where do I apply for a permit?
File an application electronically at www.williamsoncountytn.gov Government, Department, Planning & Zoning or <https://williamson.idtplans.com>

Where can I get information about my required setbacks?
From the Planning Department.

What if I live in Franklin or Spring Hill?
If you live in any of the incorporated areas (Franklin, Brentwood, Fairview, Spring Hill, Thompson's Station, Nolensville) you will need to contact their codes office. Their regulations will apply, not ours.

If I have questions about pool fencing, who do I ask?
Contact the Codes Compliance Department.

Contact Information:

Williamson County Planning Department
1320 West Main St., #400
Franklin, TN 37064
615-790-5725

Williamson County Building Codes Department
615-790-5718

Williamson County Dept. of Sewage Disposal Mgmt.
615-790-5751

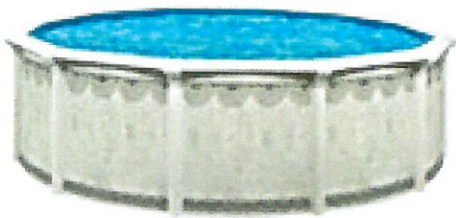
Williamson County Codes Compliance Department
615-790-5736

SWIMMING POOLS



NO PERMIT REQUIRED

EXEMPT FROM ZONING REQUIREMENTS



**(If designed to hold water 30" deep or less,
does not require a permit)**

The following may describe temporary pools or wading pools that do not require a building permit:

- Above-ground swimming pools designed to hold water 30" deep or less
- Swimming pools with no permanent filter system or decking
- Swimming pools that are not left up year-round

PERMIT REQUIRED

NOT-EXEMPT DEFINITION SEC. 23.04

Swimming Pools – Whether above or below grade level, designed to hold water more than 30 inches deep to be used for recreational purposes and installed within the unincorporated area of Williamson County, require a building permit and must meet zoning requirements.



Swimming pools are accessory uses, to be incidental and subordinate to a principal residential use.

Accessory uses shall not cover more than twenty (20) percent of the lot area.

FENCING IS REQUIRED

Section 11.04 - Swimming pools shall be fenced as a safety precaution and shall meet the following specifications:

- a. The fence shall be a minimum of four (4) feet high and shall encompass the pool area to prevent unauthorized entry.
- b. The bottom of the fence shall be constructed no more than four (4) inches from the ground (finished grade) level.
- c. Openings in the fence shall not permit the passage of a four (4) inch sphere.
- d. The fence shall be permanently constructed, maintained, and made of durable materials. Temporary safety measures such as fences erected by using "T" fence posts and made of nylon webbing, chicken wire, and other similar materials shall not meet this standard.
- e. Access gates shall meet the same minimum standards as outlined above for fences, open outward away from the pool, and shall be self-closing and self-latching.
- f. Fences shall be required and maintained for the life of the swimming pool.
- g. The sides of an above-ground swimming pool may constitute compliance with the fencing standard if: (a) the entire area around the outside of the pool measures four (4) feet from ground (finished grade) level to the top of the pool, and (b) The ladder or steps can be secured, locked, or removed to prevent unauthorized access to the pool. If these standards are not met, a fence shall be installed as specified above.

Approximately three months after issuance of the building permit, the pool will be checked for compliance with the fencing requirement.

NOTE: State law 68-14-804 requires a pool alarm be installed.