



CHERRY HILLS VILLAGE

Pool Requirements

*Note: This document is not intended to be a comprehensive list of all applicable requirements. It is the applicant's responsibility to comply with all applicable requirements.

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Pool Requirements

When is a permit required?

All pools constructed within the City of Cherry Hills Village require a permit.

Submittal Requirements:

Permits for pools can be submitted either online or on paper. **Note: electronic permits are generally processed faster than paper permits. To submit a permit electronically, provide the list of submittal requirements to this email address:**

buildingdepartment@cherryhillsvillage.com

Online Submittal:

1. A completed permit application: [General Building Permit Application](#)
2. A scaled site plan showing:
 - a. Property boundaries based on an accurate survey.
 - b. The location, with setbacks, of the pool to be constructed along with all other site improvements.
 - c. The edge of all roadways adjacent to the property, if applicable.
 - d. The location of any special flood hazard areas (100-year floodplain) located on the property.

Paper Submittal:

1. A completed permit application: [General Building Permit Application](#)
2. Two copies of a scaled site plan:
 - a. Property boundaries based on an accurate survey.
 - b. The location, with setbacks, of the pool to be constructed along with all other site improvements.
 - c. The edge of all roadways adjacent to the property, if applicable.
 - d. The location of any special flood hazard areas (100-year floodplain) located on the property.

*The City or its consultants may request additional information, at their sole discretion, in order to determine compliance with applicable standards and/or requirements.

****An as-built survey may be required at the time of completion of the pool construction and prior to final inspection. The as-built survey must show the setbacks of the pool.**

Permit Fees and Timelines:

1. Pool permits are reviewed by the Planning Division for compliance with zoning requirements and the City's building code consultant (Colorado Code Consulting) for compliance with building code requirements. These permits are generally processed in **7 – 10 business day review cycles**.
2. Fees:
 - a. Building Review Fee: \$170/hour with 2-hour minimum (\$340)
 - b. Building Permit Fee: 1% of the job valuation with a \$20 minimum
 - c. Use Tax Paid to Arapahoe County: 1/8th of the building permit fee.

Pool Requirements

Pool Setback Requirements: Residential Lots (Table 16-3-10.C.1)					
Residential Accessory Buildings, Accessory Structures, and Recreational Facilities					
	R-1	R-2	R-3	R-4	R-5
Maximum Number*	3 ⁴	3		2	
Maximum Combined Floor Area and Footprint*	1,100-square feet ⁴	750-square feet	650-square feet	500-square feet	
Front Setback	75-feet ^{4**}	75-feet ^{**}	50-feet ^{**}	25-feet ^{**}	
Side Setback	25-feet ^{4**}	25-feet ^{**}		15-feet ^{**}	7 ½-feet ^{**}
Rear Setback	25-feet ^{4**}	25-feet ^{**}		15-feet ^{**}	7 ½-feet ^{**}

Table Notes:
⁴Lots in the R-1 zoning district that are at least 5-acres in area are allowed additional accessory buildings, accessory structures, and recreational facilities. See Table 16-3-10.C.1.

Pool Setback Requirements: R-3A Lots (Table 16-3-10.C.2)					
Adjusted Lot Area ¹					
	2.5-acres or larger	1.25 to 2.5-acres ²	1 to 1.25-acres ²	.5 to 1-acre ²	16,000-square feet to .5-acre ²
Maximum Number*	3				2
Maximum Combined Floor Area and Footprint*	1,100-square feet ⁴	750-square feet	650-square feet	500-square feet	
Maximum Lot Coverage*	20%			30%	
Front Setback	75-feet ^{**}		50-feet ^{**}	25-feet ^{**}	
Side Setback	25-feet ^{**}			15-feet ^{**}	7 ½-feet ^{**}
Rear Setback	25-feet ^{**}			15-feet ^{**}	7 ½-feet ^{**}

Table Notes:
²The first measurement is “at least” / the second measurement is “up to, but not including”.

*Pools that are enclosed on 2 or more sides (not including fencing required by the Building Code) count towards the maximum number of accessory structures, the maximum combined floor area and footprint, and the maximum lot coverage.

**Pool decking and accessory maintenance equipment (pumps, filters, etc.) may not encroach into the setback.

16-3-120(c)(2):

Swimming Pools. Swimming pools shall strictly comply with Section 305, *Barrier Requirements*, 2018 International Swimming Pool and Spa Code. Variances to this requirement shall not be allowed.