



CHERRY HILLS VILLAGE

Pool Requirements

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

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Pool Requirements

When is a permit required?

All pools and spas constructed within the City of Cherry Hills Village are required to obtain a permit.

How to Submit:

Pool permit submittals can be submitted online [at this link](#).

Online Submittal:

1. A scaled site plan showing:
 - a. Property boundaries based on an accurate survey
 - b. The location, with setbacks, of the pool/spa to be constructed along with any pool/spa equipment
 - c. The location and printed size in square footage of any pool decking
 - d. The edge of all roadways adjacent to the property, if applicable
 - e. The location of any special flood hazard areas (100-year floodplain) located on the property
2. Pool/spa plans
 - a. Structural plans with details stamped by engineer
 - b. Layout including equipment and plumbing
 - c. Pool sections
 - d. Specific automatic cover or barrier
3. Soils report – up to 5 years old
4. Gas isometric Diagram

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

An as-built survey may be required upon the completion of pool construction and before the final inspection. The as-built survey must show the setbacks of the pool/spa, all pool/spa equipment, and any pool/spa decking. If an as-built survey is required, it will say so on your approved plans and/or on the inspection record.

A separate electrical permit is required for all electrical work.

Permit Fees and Timelines:

1. Pool permits are reviewed by the Planning Division for compliance with zoning requirements first and then sent to the City's building code consultant for compliance with building code requirements. Every review cycle is **10 business days**.
2. Fees:
 - a. Building Review Fee: \$170/hour with 2-hour minimum (\$340)
 - b. Building Permit Fee: 1% of the job valuation
 - c. Use Tax Paid to Arapahoe County: 0.25% of the building permit fee.

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

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

Table Notes:

¹ Pool and spa combo is counted as 1

² Lots in the R-1 zoning district that are at least 5 acres in area are permitted to have additional accessory buildings, accessory structures, and recreational facilities. See Table [16-3-10.C.1](#)

³ Pool decking and accessory maintenance equipment (pumps, filters, etc.) **may not** encroach into the setback

⁴ Pools that are not enclosed by fencing or walls do not count towards the “maximum combined floor area and footprint” square footage or “maximum lot coverage”

⁵ The first measurement is “at least” / the second measurement is “up to, but not including”

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.