



City of Ontario

555 Stumbo Road Ontario, Ohio 44906

www.ontarioohio.org

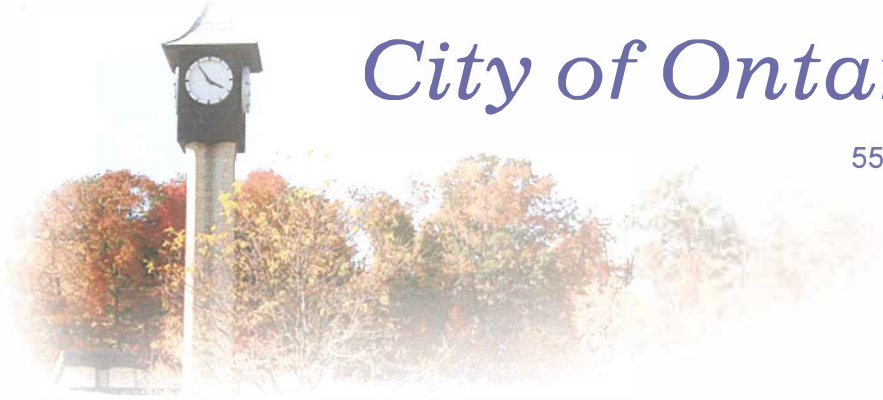
Tel: 419.529.3818

Fax: 419.529.6132

Pool Permit Process, In Ground or Above Ground City of Ontario, Ohio

Before placing a pool in the City of Ontario you must first file a Zoning Permit with the City of Ontario Zoning Inspector. The following information must be provided when filing.

1. Zoning Permit must be filled out completely. (fee \$30.00)
2. A site plan indicating all property lines and all existing structures on the property. Measurements from existing primary structure to closest side of pool to be installed. Measurements from front, side, side and rear property lines clearly marked. The front measurement has to be from right-of-way not the edge of the road. This can be in the form of a professional Engineer/builders drawing, sketch, graph paper, or a Google Earth image. All placement measurements and property lines must be accurately shown.
3. All pools must be located in the rear yard and no closer than ten feet (10') to any property line.
4. If this is an in ground pool, there must be a fence surrounding the pool not less than five feet (5') nor more than six feet (6') in height with self-closing and self-latching pool gates. This fence must be shown on the site plan and meet current zoning requirements for approval.
5. If this is an above ground pool with a sidewalk height of at least four feet (4') from ground level and that have a ladder or other entry system that can be removed or secured in a manner that prohibits unauthorized access may not require the above mentioned fence if plans are approved by the Zoning Inspector.
6. Portable pools are exempt from the above mentioned Code and do not require a Zoning Permit. If you are in question please call to verify with the Zoning Inspector.
7. Any pool which stands empty or in disrepair for more than one year shall be filled in or removed.
8. Please contact the Richland County Building Department for further permits that will be required. Their phone number is 419-774-5517



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Applicable fees City of Ontario

| | |
|----------------------|----------|
| Zoning Permit | \$30.00 |
| Variance if required | \$150.00 |

Ontario City website is ontarioohio.org

Please call the City of Ontario Zoning Department at 419-529-2530 or e-mail at zoning@ontarioohio.org if you have any questions or would like set up an appointment to review the site plan and Zoning Permit.

Zoning Inspector zoning@ontarioohio.org

Strong past, bright future

1145.10 FAMILY SWIMMING POOL.

(a) Portable swimming pools shall be considered to be a conforming use within any residential district or any residentially used property and no zoning permit shall be required.

(b) Non-portable swimming pools may be allowed as an accessory use in any residential district or for any residential use provided the following conditions shall be met:

(1) A Zoning Permit has been issued by the Zoning Inspector.

(2) A Pool Permit has been issued by the Richland County Building and Codes Department.

(3) The pool, including any decks, walkways, or accessory uses adjacent thereto, shall only be located in the rear yard and shall be located at least ten feet from all property lines.

(4) The pool shall be completely enclosed by a fence not less than five feet high nor more than six feet high equipped with one or more lockable gates. All gates shall be equipped with self-closing and self-latching devices placed at the top of the gate and made inaccessible to small children. Above ground pools with a sidewall height of at least four feet from ground level and that have a ladder or other entry system that can be removed or secured in a manner that prohibits unauthorized access may not require the above mentioned fence if plans are approved by the Zoning Inspector.

(5) Two or more means of egress in the form of steps and/or ladders shall be provided for all private residential swimming pools.

(6) The depth shall be clearly indicated on the surface of the pool.

(7) Lighting shall be so arranged and shaded so as to reflect the core of the light away from adjoining lot lines and street right-of-way lines.

(8) A commercial undertaking involving the retail sale of food, drinks, or other merchandise shall be prohibited.

(9) The pool is intended and used solely for the enjoyment of the occupants and guests of the owners of the property on which it is located.

(10) Any pool which stands empty of water or in disrepair for more than one year shall be filled in or removed.

(Ord. 02-43. Passed 9-19-02; Ord. 04-33. Passed 6-17-04.)

Note: A site plan is required showing all property lines with distances from property lines (front, rear, side, side) and the distance from the house clearly marked. The other buildings on the property must be shown on site plan.

ZONING APPLICATION

| | |
|------------------------|-----------|
| FEE | \$ _____ |
| PERMIT # | ZP- _____ |
| <i>Office Use Only</i> | |

Zoning Permit: Change of Use:

Total Cost of Project: \$ _____

1. APPLICANT/CONTRACTOR _____ Same as Owner

Address _____

Email: _____ Ph. _____

2. OWNER'S NAME _____

Address _____

Email: _____ Ph. _____

3. LOCATION OF PROPERTY _____ Lot # _____

4. ZONING DISTRICT: _____ Abutting Residential District? Yes No N/A

5. APPLICANT HEREBY APPLIES FOR A ZONING PERMIT FOR THE FOLLOWING USE:

ONE-FAMILY DWELLING UNIT MULTI-FAMILY DWELLING: # OF UNITS _____

TWO-FAMILY DWELLING UNIT: Duplex Condo Zero-Lot Line

ACCESSORY: Shed Deck Patio Roof Detached Garage Pool Addition Other*

OTHER RESIDENTIAL USE BUSINESS

OFFICE USE WAREHOUSE

INDUSTRIAL USE OTHER USE* CHANGE USE*

*Additional Info: _____

PARCEL DESCRIPTION (New Construction, Additions)

FRONTAGE _____ DEPTH _____ AREA _____

BUILDING DESCRIPTION

SQ. FT. _____ LENGTH / WIDTH / HEIGHT _____ / _____ / _____ No. of Stories _____

SETBACKS from property lines (Shown on Sketch)

SIDE _____ SIDE _____ FRONT _____ REAR _____

SEWER SYSTEM (New Construction)

PUBLIC OR EPA APPROVED (City)

PRIVATE/SEPTIC SYSTEM

APPLICANT'S SIGNATURE

OWNER/BUILDER ACKNOWLEDGMENT

APPLICANT ACKNOWLEDGES THAT CONSTRUCTION OR USE OF THIS LAND IS AUTHORIZED ONLY IN ACCORDANCE WITH THE REPRESENTATIONS ON THIS APPLICATION AND ACCOMPANYING SITE PLAN AND MUST CONFORM WITH ALL PROVISIONS OF THE ONTARIO ZONING ORDINANCE.

SEPARATE PERMITS MAY BE NEEDED FROM:

- Richland County Building Department (419) 774-5517 or RichlandCountyOH.gov
- Richland County Health Department (419) 774-4533 or RichlandCountyOH.gov
- Ontario Water/Sewer Department (Tap Fees) (419) 529-4607
- Contractor's License & Subcontractor List (City of Ontario Income Tax Department) (419) 529-3045
- Engineer (City of Ontario) inspection fees during construction may apply

To be filled out by Zoning Inspector:

PERMIT # ZP-_____

BASED UPON THE INFORMATION CONTAINED IN THIS APPLICATION & THE ACCOMPANYING SITE PLAN,
A ZONING CERTIFICATE IS:

APPROVED or DENIED

ZONING INSPECTOR

APPROVAL DATE

PLANNING COMMISSION APPROVAL (DATE) _____

Not Applicable

REASON FOR DENIAL _____

DENIAL DATE

BEFORE THE PLANNING COMMISSION OF THE CITY OF ONTARIO, OHIO
REQUEST FOR VARIANCE

NAME

DATE: _____

ADDRESS

FEE: _____

CITY AND STATE

PERMIT #: AV-_____

THE UNDERSIGNED REQUEST A VARIANCE FOR PROPERTY LOCATED AT

_____ AND

ZONED _____ DISTRICT FOR THE FOLLOWING PURPOSE:

THE SECTION OF THE ZONING ORDINANCE TO BE VARIED IS _____

THE UNDUE HARDSHIP OR PRACTICAL DIFFICULTIES WHICH JUSTIFY THIS VARIANCE ARE
AS FOLLOWS:

APPLICANT