



# City of Ontario

555 Stumbo Road Ontario, Ohio 44906

[www.ontarioohio.org](http://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 \$50.00)
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

*Strong past, bright future*



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## Applicable fees, City of Ontario

Zoning Permit            \$50.00  
Variance if required    \$150.00

Ontario City website is [ontarioohio.org](http://ontarioohio.org)

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

*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.

**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

# SWIMMING POOL PERMIT APPLICATION

FEE	\$ _____
PERMIT #	SPP- _____
DATE:	_____
<i>Office Use Only</i>	

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 SWIMMING POOL PERMIT FOR THE FOLLOWING:

PRIVATE RESIDENCE

PUBLIC POOL/SWIMMING CLUB

IN-GROUND

ABOVE GROUND

**\*FENCING IS REQUIRED FOR ALL POOLS LESS THAN FOUR(4) FEET HIGH**

**\*\*WHEN FENCE IS USED ONE OR MORE GATES ARE REQUIRED WITH SELF-CLOSING AND SELF-LATCHING DEVICES**

**\*\*\*PLEASE INCLUDE A SITE PLAN INDICATING CURRENT STUCTURES, SETBACKS, POOL AREA, FENCE AREA AND GATE(S) LOCATION**

### PARCEL DESCRIPTION

FRONTAGE \_\_\_\_\_ DEPTH \_\_\_\_\_ AREA \_\_\_\_\_

### SWIMMING POOL DESCRIPTION

SQ. FT. \_\_\_\_\_ LENGTH / WIDTH \_\_\_\_\_ / \_\_\_\_\_ HEIGHT \_\_\_\_\_

### SWIMMING POOL FENCE DESCRIPTION (REQUIRED)

MATERIAL \_\_\_\_\_ LENGTH / WIDTH \_\_\_\_\_ / \_\_\_\_\_ DEPTH \_\_\_\_\_

### SETBACKS FROM PROPERTY LINES (SHOWN ON SKETCH)

SIDE \_\_\_\_\_ SIDE \_\_\_\_\_ FRONT \_\_\_\_\_ REAR \_\_\_\_\_

\_\_\_\_\_  
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 # SPP-\_\_\_\_\_

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

