

Accessory Structures - Pools

Residential Zones



This is a summary of the rules and regulations for Swimming Pools in Residential Zones and does not address all possible circumstances. For specific questions or details, contact Town Hall (901-867-2620)

Pools - Accessory Structures

Swimming pools (in-ground and above-ground), hot tubs, and spas are considered residential accessory structures. Accessory structures are subordinate to the primary use (home) as they are naturally or normally incidental to a single-family home. Pools are allowed in any residential zone per Town Guidelines summarized below.



- **Front Yard:** No pool may be located in the front yard or beyond the front line of the principal building (home).
- **Lot Coverage:** Accessory structures shall not cover more than 30% of the required rear setback (combined total of all permitted structures). Pool decking is included in this 30% calculation (if impervious like concrete); however, the pool itself is not.
- **Setbacks:** Above-ground pools must maintain a setback of at least 10 feet from other structures and from Property Lines; in-ground pools must maintain a setback of at least 5 feet. Pools are not permitted within a recorded easement on the property.
- **Fenced:** Shall be enclosed by a fence, wall, building, or combination of those items with a height of at least 5 feet tall to avoid direct access by small children or unsuspecting people. Any openings in the barrier/fence should not allow passage of a 4 inch or larger diameter sphere through them.



Other Regulations to Note

Sewer Connection – All pools must have a connection to the sanitary sewer and pools must be drained into the sewer system, not onto the ground or into storm drains.

Pool Alarm – doors with direct access to the pool shall be equipped with an alarm, per TN Code Annotated.

Gate Latches – Gates in pool barriers shall be self-closing and self-latching. The release mechanism should meet all County requirements, including minimum height and location.

Accessories – Pool accessories such as pumps, heaters, chlorination systems, shall be located a minimum of 5 feet from rear and side property lines.



Fees for these permits will vary; contact Town Hall at (901) 867-2620 for more information.
All fees are payable to Town of Arlington by check or cash only