

Section 3-308. Swimming pool and/or spa.

A private swimming pool and spa is permitted as an accessory use in any district, subject to the following conditions and restrictions:

- A. Swimming pools shall conform to the minimum structural requirements as required by the Florida Building Code.
- B. Design and sanitation requirements shall meet the requirements of the Florida Building Code and the State Board of Health. All plans for swimming pools which require approval by the State Board of Health shall be stamped with the approval thereon of said Board prior to such plans being submitted to the City of Coral Gables for a building permit.
- C. Maximum ground area coverage. In no case shall the main building or structure exceed thirty-five (35%) percent of the lot or lots comprising the building site, and the total ground area permitted to be occupied by the main building or structure and permitted accessory structures shall not exceed forty-five (45%) percent of the site upon which the structures are located.
- D. Setback:
 - 1. Minimum front and side setback. Same as requirements for a residence located on the parcel where pool is to be constructed provided, however, that in no case shall the pool be located closer to a front street line of a lot or building site than the main or principal building is located.
 - 2. Minimum rear setback. Five (5) feet, including any necessary mechanical equipment.
 - 3. Waterway / golf course setback. On a lot or building site abutting upon a canal, waterway, lake, bay, or golf course, five (5) feet from such canal, waterway, lake, bay, or golf course.
 - 4. Measurement. All setbacks for swimming pools shall be measured from the water's edge of the pool to the nearest property line in question.
- E. Unless the pool is entirely screened in, it must be surrounded by a protective wall or fence four (4) feet in height, to comply with existing ordinance for walls and fences. In all cases where a swimming pool will be visible from a street, a four (4) foot wall shall be erected upon the premises between the street and the swimming pool.
- F. Gates in the protective fence and/or wall required by these regulations shall be the spring lock type, so that they shall automatically be in a closed and fastened position at all times. Gates shall also be equipped with a safe lock and shall be locked when the swimming pool is not in use.
- G. On inside lots swimming pools may be located within an L or U of the building facing upon a front street.
- H. On corner lots, swimming pools may be located within an L of the building provided that such L is not visible in both the front and side street elevation.
- I. In no case shall a swimming pool be located closer to the front or side street of a lot or building site than the main or principal building.
- J. Patios and decks surrounding pools (other than wood decks governed by Section [5-310](#)) may extend three (3) feet closer to the rear property line, canal, waterway, lake, bay or golf course, than the pool

itself.