

# TOWN OF LOS ALTOS HILLS

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## Requirements for Swimming Pools and Spas

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- Swimming pools, spas, and decking may not be located within required setbacks (40 feet front, 30 feet sides and rear). Note; setbacks may be affected by the presence of an access easement on the property.
- Pool equipment may not be located within the required setbacks. The equipment is required to be enclosed on all four sides to the height of the highest piece of equipment. Enclosures must be constructed of solid materials.
- Pool lights and other outdoor lighting shall be designed so that the source is not visible from off site. Lighting shall also be low level, low wattage and may not be located the required setbacks unless it is needed for safety.
- Drainage outfall structures shall be constructed and located to the satisfaction of the Town Engineering Department
- The area to be covered by a pool and/or spa and decking combined with existing development may not exceed the allowable maximum development area (MDA) for the property.
- Landscaping may be required for screening of pool equipment enclosures and/or new pools and spas.
- See Building Department for a list of specified safety features required.

The site plan should include the proposed location for the pool and/or spa, equipment, any outdoor lighting, fencing, drainage improvements, and grading (cut and fill volumes)

If you are considering adding a pool or spa to your property you should meet with a planner (by appointment) to discuss your project and have a checklist for application submittal requirements prepared. Pools are usually reviewed at a Site Development hearing. They may also be approved by the Planning Commission as part of a project such as a new residence or major addition/remodel (see Site Development Process Table for further detail). Spas only can usually be approved administratively by staff. Following planning approval, a building permit is required for construction of a pool/spa and any related improvements.