



SWIMMING POOLS AND HOT TUBS

City Code Sections [78-1279](#), [78-1288](#), [78-1405](#), [78-1431](#)

Planning & Zoning Department 952-249-4620

www.ci.orono.mn.us

Swimming pools, built in hot tubs, and area hardcover are considered accessory structures and require a permit. A hot tub placed on a hard surface is not considered a structure, though the hard surface must meet rules for patios and other hard surface.

Location

The hot tub, pool basin or any decking must not be placed in a drainage, utility or similar easement. Setbacks apply to accessory structures, including pools and hot tubs. Additionally, lakeshore lots are subject to the lake yard setback, and improvements higher than 42 inches above grade are subject to the Average Lake Shore Setback.

Property setbacks

On a corner lot, the street side setback should be followed. The side street is the longer street frontage regardless of which street the house faces or the address of the house.

Setbacks for a hot tub or pool				
Zoning District	Street	Interior Side	Street Side*	Rear
R-1A	17.5'	10'	17.5'	10'
R-1B	15'	10'	7.5'	10'
LR-1A	25'	15'	15'	15'
LR-1B	17.5'***	10'	10'	10'
LR-1C or LR-1C-1	15'***	10'	15'	10'
RR-1A	50'	20'	50'	20'
RR-1B	25'	15'	15'	15'

* This setback applies to unimproved street right of ways as well as to improved streets.

** The street setback is the setback opposite the lake.

Special setbacks and approval apply to a "through lot" (a lot with a street to both the front and back. 78-1431) Contact the Planning and Zoning Department for more information.

Last Updated: December 2020

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Lakeshore lots

In addition to the setbacks listed above, Lots adjacent to a lake shall adhere to the structure setback as provided on the following Ordinary High Water Level (OHWL) chart:

	OHWL (feet)	Structure Setback – Lot with Septic (feet)	Structure Setback – Lot with Sewer (feet)	Setback from OHWL for a Septic System (feet)
Natural Environment (NE) Lakes		150	150	150
Lake Classen	974.5			
Dickey Lake	985.5			
French Lake				
North Basin	930.5			
Sewage Lagoon	934.3			
South Basin	930.0			
Lydiard Lake	970.9			
Recreational Development (RD) Lakes		100	75	75
Long Lake	944.3			
Mooney Lake	988.0			
Tanager Lake	929.4			
Hadley Lake (Plymouth)	961.4			
General Development (GD) Lakes		75	75	75
Forest Lake	929.4			
Lake Minnetonka	929.4			
Tributary Streams (measured from top of bank)		100	75	75
Dickey Lake Creek				
Long Lake Creek				
Painters Creek				
Stubbs Bay Creek				
Wolsfeld Creek				

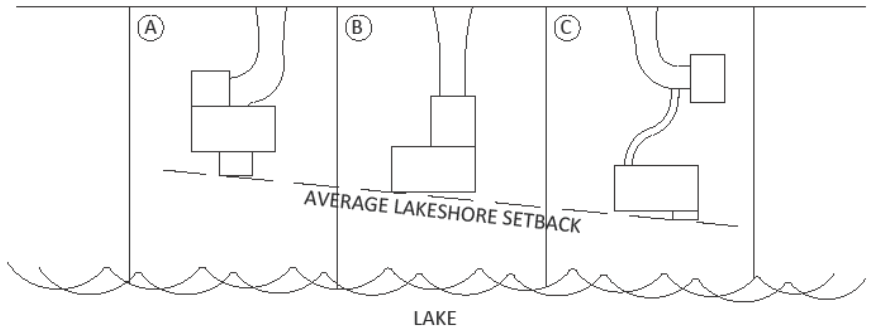
Average lakeshore setback. No principal or accessory building shall be located closer to the Ordinary High Water Line (OHWL) than the average distance from the shoreline of existing principal buildings on adjacent lots; This does not apply to patios and other accessory structures less than 42 inches above existing grade, and/or stairways, lifts, landings, lockboxes, flagpoles and pump houses. Further, the average lakeshore setback shall apply only to classified lakes and shall not apply to tributaries. The average lakeshore setback line shall be a straight line connecting the most lakeward protrusions of the principal buildings on the immediately adjacent lakeshore lots.

a. In situations where improvement is proposed on a lot adjacent to a vacant lot or right-of-way, the average lake shore setback shall be equivalent to the setback of the most lakeward protrusion of the principal building on the immediately adjacent improved lakeshore lot.

b. In situations where the average lake shore setback line bisects the principal building located on either adjacent lot, the next most adjacent lake side point of the bisected principal building shall be used for determining the average lakeshore setback. If the line continues to bisect the principal building, the next most lakeside point is to be used until the setback line does not bisect the principal building on an adjacent lot. (ref. 78-1279(6))

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Septic System

All parts of the pool, including the apron or deck and equipment must be at least 20 feet from the drainfield and 10 feet from other parts of the septic system.

Wetlands

The City of Orono requires a 25 foot setback from a wetland edge for all structures and hardcover. For assistance in determining if there may be a wetland on the property, contact the Planning Department at 952-249-4620. Investigation into possible wetlands should be done early in the planning process as it will take several months for a wetland delineation to be completed.

Minnehaha Creek Watershed District (MCWD) Permits

Your project may or may not trigger the Minnehaha Creek Watershed District's (MCWD) permitting requirements. Contact the MCWD directly at 952-641-4532 or permitting@minnehahacreek.org to discuss their permitting requirements.

Fences and Decks

The City of Orono does not require a fence around a pool or hot tub. If you choose to erect a fence it must comply with the height requirements of fences. (See Fences information sheets.) A deck or patio is not required around a pool.

Accessory Buildings

Pool houses and pool equipment buildings must comply with setbacks for accessory buildings and require a separate building permit. A toilet and sink may be installed in a pool house but a shower/bathtub in an accessory building and/or guest house will require a conditional use permit.

Hardcover

Properties identified as Tier 1 through Tier 5 within the Stormwater Quality Overlay District are subject to hardcover regulations (these are typically properties within 1,000 feet of lakes or 300 feet of certain creeks). Pools are considered hardcover. (See also the Hardcover information packet.)

Permits

A building permit is required for a permanently installed hot tub or pool. A permit application may be obtained at the City's website through the Citizen Serve portal (www.ci.orono.mn.us). The following information will be necessary:

1. A site plan showing the proposed location of the pool, the deck around the pool, mechanical equipment, and diving boards or similar appurtenances as well as existing and proposed grades. (See Survey Requirements information sheet.)
2. Hardcover calculations for property - subject to Stormwater Overlay District Regulations
3. Pool plans
4. Information about the mechanical equipment.
5. Documentation from the Watershed District regarding their permitting requirements.

For More Information

Referenced information sheets as well as the zoning map can be viewed at the City's website (www.ci.orono.mn.us). For other information contact the Planning and Zoning Department at 952-249-4620 or planning@ci.orono.mn.us.

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