



POOL HOUSE GUIDE

ZONING REQUIREMENTS

A pool house is a permitted accessory structure if it meets the following requirements:

- A maximum of 300 square feet in area
- A maximum of 15 feet in height
- It complies with all required property setbacks and at least 30 feet from any property line
- The pool house may be equipped with a bathroom and kitchen, however it cannot be equipped or used for residential habitation (no bedroom)

*If the pool house is greater in area than 300 square feet, taller than 15 feet in height, or further than 30 feet from the primary structure then a [CONDITIONAL USE PERMIT](#) and [ARCHITECTURAL REVIEW](#) are required. This permit requires four public meetings and is typically a 60-90 days process. Please call (314) 587-2827 for further information.

**If the pool house cannot comply with the required property setbacks than the pool house either has to be redesigned or a [ZONING VARIANCE](#) must be approved. Zoning variances are approved by the Board of Adjustment and a property hardship must be shown for an affirmative vote. Please call (314) 587-2827 for further information.

BUILDING PERMIT REQUIREMENTS

A [building permit application](#) must be submitted with the following:

- Two (2) sets of plans must be submitted for review.
- Construction documents are required to bear the original seal and date signature of a registered Missouri design professional on the front page of all sets. Subsequent pages of each set of plans to bear either, the original seal and dated signature of the responsible design professional or an electronically reproduced seal and dated signature of the responsible design professional.
- A Site Plan including a north arrow, property lines and all known utility easements, (sewer lateral), site drainage, location of the structure with dimensions, and all existing structures on the same property.
- For all projects that have a construction disturbance limiting exceeding 2,500 sq. ft. stormwater calculations and mitigation plan are required pursuant to Section 415.105 (<https://ecode360.com/31912653>). Signed and sealed plans shall include the following information:
 - Differential runoff calculations
 - Drainage area maps
 - Direction of water flow
 - Details for any detention device or structure

For further building code questions please call (314) 587-2826

