

# BUCKINGHAM TOWNSHIP

P.O. Box 413, Buckingham, Pennsylvania 18912  
Phone (215) 794-8834 • Fax (215) 794-8837

Website - [www.buckinghampa.org](http://www.buckinghampa.org)



## Zoning Regulations for a Pool, Spa or Hot Tub

### G. Non-Commercial Swimming Pool

A non-commercial swimming pool, whether above ground or in-ground, is a recreation facility designed to contain a water depth of twenty-four (24) inches or more for use of the residents and their guests, subject to the following:

1. A zoning permit shall be required to locate, construct, or maintain a non-commercial swimming pool.
2. Pools shall be located only in a side or rear yard and may not be closer than twelve feet to a side or rear lot line.
3. A fence shall be required for all outdoor pools. The minimum height shall conform to all current applicable building code(s).
4. If the water for such pool is supplied from a private well, there shall be no cross-connection with a public sewerage system.
5. If the water for a pool is supplied from a public water supply system the inlet shall be above the overflow level of the pool.
6. At the time of application for a zoning permit it shall be demonstrated that the drainage of a pool is adequate and will not interfere with the water supply system, with existing sewage facilities, with public streets, and shall not drain onto a neighboring property.
7. No spotlight shall be permitted to shine directly upon an adjacent property.
8. This use shall be permitted as an accessory to agricultural uses and single-family detached dwellings only.

### H. Spas or Hot Tubs

Spas or hot tubs are permitted as accessory uses to residences where the residence has private yard area. If the spa or hot tub is freestanding, it shall meet the requirements of this section for non-commercial swimming pools.

1. The spa shall be located either entirely within the house or if located outside, shall be located on a deck or patio which is enclosed or fenced.
2. The deck or patio shall be fully enclosed by the rear wall of the housing unit and the common walls of adjoining units or a wall or fence along the rear and side of the deck or patio. The height of the walls or fences shall not be less than 4 feet or as dictated by the Township's adopted building code.
3. The spa or hot tub shall be required to have a cover capable of being locked, for the purpose of safety and to cover the water surface during the off-season or such other periods of non-use. The pool cover shall be required to be locked when not in use.
4. The spa or hot tub shall be no closer to a lot line than 12 feet.