



## COBB COUNTY COMMUNITY DEVELOPMENT AGENCY

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*Chief Building Official*  
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### Private Above-Ground Residential Pool Site Plan Requirements:

An *above-ground pool* is considered an accessory structure and the required setbacks from property lines are dependent on the size of the pool, including any additional decking built around it.

- Any accessory building, structure, use and deck up to 144 total gross square feet must be located at least five feet off the property line.
- Any accessory building, structure, use and deck over 144 total gross square feet and up to 650 total gross square feet shall be limited to the building setbacks of the lot it is located on.
- Any accessory building, structure, use and deck over 650 total gross square feet must be at least 100 feet from any property line.
- Location of proposed pool, including accurate depiction of pool deck.
- All property lines with dimensions.
- Location of existing home and driveway.
- Dimensions from pool to closest vertical wall of house.
- Dimensions from pool to side and rear property lines.
- Proposed pool equipment location.<sup>1</sup>
- Existing and proposed retaining walls.<sup>2</sup>
- Cobb County Water System easements (water line, sanitary sewer, drainage).
- Private utility easements/lines (cable, gas, telephone, power, drainage/storm sewer, etc.).<sup>3</sup>
- Existing and proposed impervious calculations.<sup>4</sup>
- Public or private access easements.
- Accurate location of all creeks, lakes, ponds, or other bodies of water on the property.
- All state and county water buffers, impervious buffers, FEMA 100-year floodplain limit lines, and jurisdictional wetlands.
- All zoning setbacks and buffers.
- Existing or proposed septic system layout.
- North arrow and graphic scale.
- Drawn to scale (i.e. 1" = 10', 1" = 20') (minimum scale 1" = 40'). All text and graphics must be legible.

#### Notes:

1. Pool equipment location must comply with accessory structure zoning restrictions.
2. Retaining walls over 30" high will require a separate building permit.
3. Property owner is responsible for ensuring compliance with setback requirements for private utility company easements/lines shown **or not shown** on Pool Site Plan.
4. Pool surface area is not considered impervious. Pool deck and equipment/pad must be included in impervious surface calculations.
5. Per National Electrical Code Article 680: To ensure the safety of persons using the pool, all electrical equipment, including power supply cords, shall be protected by Ground Fault Circuit Interrupter (GFCI). All receptacles within 20 feet of inside walls of the pool shall be GFCI protected. Any new permanent wiring requires an electrical permit and inspections.

***Cobb County reserves the right to require additional information as necessary to determine compliance with local, state, and federal permitting regulations.***

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