

Swimming Pools

A swimming pool is defined as a pool intended for use that is accessory to a residential setting and available only to the household and its guests.

A Corner lot is defined as a lot located at the intersection of two or more streets. Corner lots have a Front Street Frontage and a Side Street Frontage; with the Front Street Frontage being the frontage onto which the front of the building faces and the Side Street Frontage being the frontage onto which the side of the building faces.



The Q&A below has key facts to be aware of when planning to construct a swimming pool on your property.

Q – Do I need a building permit to install a swimming pool?

A – Yes, a building permit is required. The Southwest Michigan Building Authority (SMBA) issues building permits in Oshtemo Township. Contact information for SMBA is provided at the bottom of this page.

Q – Where can I place my swimming pool?

A – Swimming pools and the decking around them must be at least 15’ from the rear property line and 10’ from the side property line. On lots with one road frontage, the swimming pool and decking cannot be placed closer to the roadway than the front or nearest edge of the home.

Q – What if I live on a corner lot?

A – On corner lots in subdivisions or site condominiums, in-ground pools are permitted to have a 10’ front yard setback along the Side Street Frontage of the lot (see definition at the top of the page). In addition to the required fencing (see Q- Do I need to have a fence around my swimming pool?), these pools shall be screened from the road with landscaping. Pools are otherwise not allowed in the front yard.

Q – Do I need to have a fence around my swimming pool?

A – The building code requires an approved barrier for ALL swimming pools – above ground or in-ground. Please contact SMBA for further information.

Q – Who is responsible for locating my property lines? How can I find them?

A – Homeowners are responsible for verifying the location of their property lines. Many properties have metal pins marking the corners. Oshtemo Township’s website has an interactive map showing property lines on an aerial photo that may help you locate the metal pins. Here is a link to the interactive map: <https://oshtemotwp.maps.arcgis.com/apps/webappviewer/index.html?id=4910d3f4a3e2424ba941101be7c48bb9>. Property dimensions in the legal description of your property may also be helpful in locating the metal pins. To ensure that property lines are accurately located, hire a land surveyor to locate and mark your property lines. There are many land surveyors in the area.

Notes:

- Contact SMBA for any questions related to swimming pool construction or fencing requirements. They can be reached at (269) 585-4150 or by visiting <https://swmiba.org/>.
- Swimming pools cannot be placed over or near septic systems. For details and to find the location of your septic system, contact the Kalamazoo County Environmental Health Department at (269) 373-5210. Homeowners are able to request their property’s septic system records by visiting [https://kalamazoocountymi.govqa.us/WEBAPP/rs/\(S\(ztykou3jfiahfyjds0eyhdod\)\)/SupportHome.aspx?sSessionID=&lp=2](https://kalamazoocountymi.govqa.us/WEBAPP/rs/(S(ztykou3jfiahfyjds0eyhdod))/SupportHome.aspx?sSessionID=&lp=2)
- It is highly recommended to contact your insurance company before installing a swimming pool.
- If you have any questions, please feel free to contact the Zoning Administrator at (269) 375-4260.

Check out our other fact sheets for Setbacks: Oshtemo Township, Setbacks: Basic Facts, Fences, and Accessory Buildings.

Diagram for Swimming Pools

