

## Spas/Hot Tubs

### *General Considerations*

Spas/hot tubs should be selected, designed, and located so as to minimize their impact on neighboring properties.

In general, a spa/hot tub should be integrated visually and structurally with a rear yard ground level deck or patio and be screened from view.

### *Specific Guidelines*

- Spas/hot tubs shall be located in the rear yard.
- **EXCEPTION - Courtyard style homes with side-yard patios will be considered due to their unique design. The courtyard side patio must be fenced entirely at a 6-foot height.**
- Spas/hot tubs shall be screened from adjacent properties and streets by a structural screen, fence and/or landscaping.
- No more than one spa/hot tub is permitted on any property.
- When set on a deck, the spa/hot tub should be integrated both visually and structurally into a deck.
- Any mechanical equipment, pipes and wiring must be concealed or screened from view.

### *Submission Requirements*

- A copy of the property plat showing the house and any deck, patio, fencing accessory structures, significant vegetation, and property lines. The proposed spa/hot tub location must be drawn on the property plat.
- Photographs showing the house and site for the proposed spa/hot tub
- Drawings, to scale, including plan and elevations, construction details and materials
- A catalogue photograph or manufacturer's "cut sheets" with dimensions, materials, and colors
- If the use of fencing is proposed, include drawings indicating dimensions, details, and material
- Where applicable, provide a planting plan indicating the proposed type and location of landscaping for screening
- Any associated lighting