

NEW ENVIRONMENTAL HEALTH
RESOLUTION

April 19, 2005

Environmental Health to Change Minimum Subdivision Lot Sizes

- A. Lots served by an on Site Decentralized Sewage Disposal System Managed by a Public Utility shall not be less than 25,000 Square Feet, 0.57 acres.
 - 1. The sand filter or other type treatment and the disposal field shall not be installed in areas over 60% slope.
 - 2. There shall be minimum 50 foot distance between dwellings including decks.
- B. Lots served by public water shall not be less than 25,000 square feet, 0.57 acres. These lots that are over 30% slope at the building setback will not be less than 40,000 square feet, 0.91 acres.
- C. Lots not served by a public water supply and not served by a public sanitary sewer system shall not be less than 30,000 square feet in area, 0.68 acres. These lots that are over 30% slope at the building setback will not be less than 40,000 square feet, 0.91.
- D. Lots with a percolation rate over 75 MPI (all or part) requiring percolation tests for approval shall not be less than 40,000 square feet, 0.91 acres.
- E. In group developments on one tract the maximum number of dwellings will be determined by dividing the applicable number of square feet per dwelling into the total acreage. A site plan must be submitted by a surveyor, or Engineer locating the road, utilities, parking areas, dwelling location, sewage disposal sites and reserve areas to a scale of 1" = 100'. Before final approval is granted an as built drawing must be submitted by a Surveyor or Engineer. (The site plan requirement will not apply to four or less sites).
- F. Easements such as utilities, roads, storm water catch basins, etc. that cannot be used for sewage disposal will not be used as part of the minimum lot size.

Public Water and Sewer	25,000	Square Feet
Over 30% Slope	30,000	Square Feet
Public Water Only	25,000	Square Feet
Over 30% Slope	30,000	Square Feet
No Water or Sewer	30,000	Square Feet
Over 30% Slope	40,000	Square Feet
Lots approved by Percolation Test, .91 acre	40,000	Square Feet

January 25, 1999

DESIGN OF THE SUBSURFACE SEWAGE DISPOSAL FIELD

Where the size of the disposal field is determined by the number of bedrooms the definition of bedroom is hereby further defined in addition to the existing regulations as follows:

One Bedroom:	900	Square Feet
Two Bedroom:	1200	Square Feet

Note: Square feet are only figured for heated and cooled areas.