

ORDINANCE

An ordinance of the Walton County Board of Health to amend the rules and regulations for On-Site Sewage Management Systems, approved by the Walton County Board of Health on April 1, 1986 effective July 1, 1986, and amended on August 18, 2004 to specify 25,500 square feet minimum lot size with public water and 51,000 square feet with individual well, and effective the same day, so as to add certain provisions and additional requirements thereto providing for the minimum lot size for use with an On-Site Sewage Management System to provide for matters relative to the foregoing; To provide an effective date; To repeal conflicting ordinances; and for other purposes...

BE IT ORDAINED BY THE BOARD OF HEALTH OF WALTON COUNTY, GEORGIA:

SECTION 1. The Rules and Regulations for Georgia DHR On-Site Sewage Management Systems, approved by the Board of Health of Walton County, Georgia, on April 23, 1986 effective July 1, 1986, amended August 18, 2004, amendment effective August 18, 2004 are hereby amended by adopting the following as authorized by Georgia statute in OCGA 31-3-5(b)(2) to establish minimum lot sizes.

"The minimum lot size as established herein shall be 25,500 square feet, containing a minimum of 25,500 square feet of usable soil area for an approved On-Site Sewage Management System, for property served by public or community water supply system and 51,000 square feet, containing 25,500 square feet of usable soil area served by an individual water supply system.

- A. The above minimum lot sizes are for the typical size home (3 or 4 bedroom) with basic appurtenances such as: driveway, minimum number of trees, and water supply line. If larger homes, swimming pools, tennis courts or outbuildings, etc. are proposed to be constructed, or if trees would interfere with the installation of an On-Site Sewage Management System, the County Board of Health will require larger lots to assure usable soil area.
- B. The County Board of Health will also require larger lot sizes when physical factors indicate the need to do so. These factors include, but are not limited to, the availability of sufficient unobstructed land areas for an approved On-Site Sewage Management System and approved replacement system, slope greater than 5%, percolation rates higher than 45 minutes per inch, need for subsurface drainage or adverse topographic features, and building foundation types which require cutting and filling.
- C. Lots shall be a minimum width of one hundred feet (100') or one hundred fifty feet (150') measured within the area where an approved On-Site Sewage Management System and replacement system are to be located when served by a public water supply system or non-public water supply system, respectively.
- D. The following land areas are not considered as a part of the usable soil area: right of way of roads, easements (such as drainage, power line or pipe line) that exclude installation of an On-Site Sewage Management

System, bodies of water, shallow water table, flooding, land within 50 feet of a lake, river, stream, wetland or other bodies of water and similar limiting factors.

- E. There must be an unobstructed area on each lot for installation of an approved On-Site Sewage Management System and an equal area in size for approved replacement system; this will include sufficient area for necessary site modifications for installation of both the initial system and a replacement system. A pertinent County zoning set-backs and other space requirements must also be met.
- F. The maximum daily sewage flow for each lot or parcel of land shall not exceed 600 gallons per acre, per day, when served by non public or individual water supply system, or 1200 gallons per acre per day when served by a public water system.
- G. Lot sizing requirements shall be the same for multi-family residential dwellings, all other non-single family dwellings, and commercial structures, and this also includes mobile homes located in commercial mobile home parks. The minimum lot size shall be multiples of the number of units being served.”

SECTION 2. This ordinance shall be effective on August 18, 2004.

SECTION 3. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed and/or replaced.

THIS ORDINANCE IS ADOPTED AT A REGULAR MEETING OF THE BOARD OF HEALTH OF WALTON COUNTY, GEORGIA ON THE 18th DAY OF August, 2004.

WALTON COUNTY BOARD OF HEALTH

BY: Karl W. Hall
CHAIRMAN

ATTEST: Mary B. Britton
SECRETARY/CLERK