

REGULATIONS GOVERNING MINIMUM LOT SIZES IN GILMER COUNTY
Gilmer County Board of Health

1. AUTHORITY

On-Site Sewage Management Systems, Chapter 290-5-26-.03-(3):
"Lots shall be sized according to the regulations of the County Board of Health."

2. PURPOSE

For the protection of public health and the environment and to provide for the orderly and safe development of lots and properties utilizing on-site sewage management systems, these minimum lot sizes are hereby established.

3. MINIMUM LOT SIZES

The following minimum lot sizes are to serve single-family residences of one, two or three bedrooms with basic appurtenances, i.e., driveway, minimal landscaping and water supply line. The Gilmer County Board of Health may require larger lots when it is reasonable to anticipate larger homes or more appurtenances such as swimming pools, or tennis courts; easements or set-backs that may interfere with the installation, future repair or functioning of on-site sewage management systems may also warrant larger lot sizes.

3-I. Where characteristics of a lot permit installation of absorption fields on slopes of twenty-five percent (25%) or less, the following minimum lot size requirements shall apply:

- ⊙ With on-site water (well, spring or any source of drinking water not regulated by the Georgia Department of Natural Resources) – **1.5 acres.**
- ⊙ With public water supply – **0.75 acres.**

3-II. Where characteristics of a lot dictate that absorption fields must be installed on original slopes of twenty-six percent (26%) to thirty-five percent (35%), the following minimum lot size requirements shall apply:

- ⊙ With on-site water (well, spring or any source of drinking water not regulated by the Georgia Department of Natural Resources) – **1.5 acres,**
- ⊙ With public water supply – **0.75 acre, *provided that:***
 - (a). the results of a special investigation by a soil classifier demonstrate that the depth and extent of soils are adequate to insure necessary treatment of effluent

in the location of proposed absorption field and replacement areas as required in Section F-1 of the Manual for On-Site Sewage Management Systems,

(b). the width of the lot is at least 125 feet at the proposed absorption field and replacement areas,

(c). complex slope patterns dissected by deep gullies and ravines are not acceptable for absorption field areas,

(d). erosion and sedimentation control measures are used as part of system installations and surface water drainage is diverted to prevent degradation and damage to absorption fields, and

(e). unless the original slope is modified to twenty-five percent (25%) or less, the spacing of absorption field trenches, drip-emitter lines and other conduits of effluent to soils shall have twice the normal center-to-center spacing.

3-III. Where characteristics of a lot dictate that absorption fields must be installed on original slopes of thirty-six percent (36%) to fifty percent (50%), the following minimum lot size requirements shall apply:

⊙ With on-site water supply (well, spring or any source of drinking water not regulated by the Georgia Department of Natural Resources) – **2.0 acres**,

⊙ With public water supply – **1.0 acre**, *provided that* preceding conditions (a), (b), (c), (d) and (e) apply, and

(f). when such lots are proposed for development, whether individually or as part of a subdivision, evidence must be provided that site modifications to the slope will not result in inadequate treatment of effluent. This evidence must include another special investigation by a soil classifier of the deeper soils or parent materials (saprolite) at the depths of the proposed absorption field. Deep borings, excavations or evaluations after site modifications are required. Reports must include depth to bedrock, depth to seasonal high water table, absorption rate, and suitability code of the deeper parent materials.

(g). in addition, a design site plan (1:20 scale) based on a surveyed plat must be submitted showing the absorption field and replacement area locations with the existing and final relative contour lines at intervals of two feet, and a profile drawing showing the absorption field area before and after site modifications.

3-IV. Where characteristics of a lot dictate that absorption fields must be installed on original slopes greater than fifty percent (>50%), the following minimum lot size requirements shall apply:

⊙ With on-site water supply (well, spring or any source of drinking water not regulated by the Georgia Department of Natural Resources) – **3 acres**,

⊙ With public water supply – **2 acres**, *provided that* preceding conditions (a), (b), (c), (d), (e), (f) and (g) apply. In addition, site modifications and

on-site sewage management systems installed on lots with original slopes greater than fifty percent (>50%) must be designed by a registered professional engineer. These designs must include:

- seal and signature of the engineer and date for specifications prepared,
- septic tank and absorption field plans, calculations and profile drawings with flow distribution devices,
- plans, specifications and drawings for secondary effluent treatment,
- location and design of associated surface water and groundwater drainage systems and erosion control measures,
- any other information required by this department to address the characteristics of a particular site.

4. MULTI-FAMILY RESIDENCES

The preceding minimum lot sizes shall be increased by twenty-five percent (25%) per unit of residence for duplexes, apartments and similar multi-family structures.

5. MOBILE HOME PARK LOT SIZES

Lots within mobile home parks shall be sized according to the Gilmer County Land Development Ordinance, Section III-10, Table 1, or according to the Manual for On-Site Sewage Management Systems, Table MT-2(B), *whichever is greater*. Lots serving mobile homes outside of mobile home parks must meet minimum lot size requirements for single-family residences.

6. MINIMUM LOT WIDTH

On slopes of twenty-five percent (25%) or less the minimum lot width shall be one-hundred feet (100') in the area where the on-site sewage management system is to be located. On slopes greater than twenty-five percent (>25%) the minimum lot width shall be one-hundred and twenty-five feet (125') in the area where the on-site sewage management system is to be located.

7. EXISTING LOTS

Lots in existence prior to adoption of these regulations shall meet the lot size requirements in effect at the time the lots were properly recorded with the Gilmer County Clerk of Court. With the exception of (b), the preceding special conditions for

absorption field areas on steep slopes apply as well as professional engineering for lots with absorption field slopes exceeding fifty percent (50%). However, a procedure shall be established whereby owners of properties in existence prior to adoption of these regulations may apply for exemptions and variances, including those properties to be divided for the purpose of inheritance to family members.

8. RECREATIONAL VEHICLE PARKS AND LOT SIZES

Recreational vehicle parks developed after adoption of these regulations are to have lots rented or leased as part of a common piece of property. If such lots are sold individually then this no longer constitutes a recreational vehicle park and lot sizes fall under the preceding minimum lot size requirements for mobile home parks. Spaces or lots in new recreational vehicle parks are for temporary use only with a maximum stay of no more than 180 days with exceptions.

DEFINITION OF RECREATIONAL VEHICLE: An operable motorized vehicle or an immediately towable travel trailer used for recreational purposes. Any units over eight and one-half feet (8.5') in width or which require a Georgia Department of Transportation special permit for moving are not considered to be a recreational vehicle. A pitched roof trailer is not considered a recreational vehicle nor any unit with a removable tongue. Any of the following actions automatically disqualify a unit as a recreational vehicle: (1). other buildings or rooms attached, (2). Strapping or tying down the vehicle, (3). Removing the wheels, (4). Attachment of any permanent structure.
