

Cherokee County Board of Health
On-Site Sewage Management System Lot Sizes

1. To provide for the safe and orderly development, utilizing On-Site Sewage Management Systems, minimum lot sizes have been established. These lot sizes permit flexibility to suit soil conditions, topography, ground or surface water limitations and intended use. The following table shows the minimum lot sizes based on soil groups and slopes for lots using individual wells and on-site sewage management systems. When it is reasonable to anticipate larger homes, larger lot sizes may be required to meet the requirements of these rules.

TABLE 1

Group	G1*	G2*	G3*	G4*	G5*
% Slope	0-30	31-45	46-60	61-90	91-120
0-5**	54,000	54,000	57,000	60,000	3 Acres***
6-25**	54,000	54,000	60,000	63,000	3 Acres***
26-35**	54,000	60,000	63,000	66,000	3 Acres***

*Note: Lot Group (G) will be determined by the average perc value of soils.

**Note: Lot slope will be determined by average degree of slopes.

*** No lot size reduction

G1 - Well Drained / Excessively Well Drained with rapid permeability (perc rate <=15 requiring ATU)

G2 - Well Drained with Moderate Permeability

G3 - Moderately Well Drained / Moderate Permeability

G4 - Slow to Drain / Slow Permeability

G5 - Very Slow to Drain / Very Slow Permeability - No lot size reduction

2. Where on-site sewage management systems and DNR approved public water are used, minimum lot sizes in Table 1 may be reduced up to 50%, unless otherwise noted.

3. Lots with any soil that is shallow to rock or water, requiring shallow type system installation, must be increased by 10%. Otherwise this soil will be excluded from required lot size.

4. Lots with any soil that has rock or water at less than 21 inches must be a minimum of 3 acres if using well water or 1.5 acres if using DNR approved public water and having a perc rate less than 91 min/inch. Otherwise this soil will be excluded from required lot size.

5. Lots with any soil having a perc rate greater than 120 min/inch, are not suitable for conventional On-site Sewage Management Systems, and can not be include in lot size. If it is determined that another type of approved On-site Sewage Management System can be utilized in this soil then the minimum lot size is three acres without any type reduction. Otherwise these soils will be excluded from required lot size.

6. The lot sizes in Table 1 are for single-family residences. The square footage for multifamily residences shall be increased by 50% per unit. This 50% increase is for units built as a single structure. Multifamily residences located in more than one structure will be considered individual residences for lot sizing.

7. Mobile home lots located in subdivisions and mobile home parks shall meet the above size requirements in Table 1.

Cherokee County Board of Health
On-Site Sewage Management System Lot Sizes

8. The above minimum lot sizes are for one, two and three bedroom residences with basic appurtenances, i.e. driveways, minimum number of trees, water line. The County Board of Health may require larger lots when swimming pools, tennis courts, detached or offset garages or trees may interfere with the installation of the On-site Sewage Management Systems. The lot shall be increased by 2,500 sq. ft. of useable soil area per bedroom over three bedrooms.

9. Minimum lot width shall conform to the County Zoning Ordinance.

10. The minimum lot size refers to square footage of soils suitable for on-site sewage disposal systems excluding right of ways of roads, easements and buffers that exclude the installation of On-site Sewage Management Systems, land with slopes greater than 35%, bodies of water (i.e. silt pond/ retention pond/ detention pond/lakes/ponds), land within 50 feet of a lake, stream, wetlands or other bodies of water, land within a 100 year flood plain or high water mark of bodies of water, land within 100 feet of springs or wells, soil conditions that exclude the installation of an On-site Sewage Management System and other similar limiting factors.

11. All lots, commercial and residential, must have sufficient unobstructed land area for approved complete gravel original and replacement On-site Sewage Management Systems or an area to accommodate other approved original and replacement On-site Sewage Management System installations, which ever is larger. Each system's area must be contiguous. The replacement area shall remain undisturbed, available for future repair, shall not conflict with these rules and regulations or applicable zoning requirements and shall not be used to accommodate any other construction (above or under ground) precluding its use or availability in the event of initial system failure.

12. Lots requiring curtain drains will be required to increase lot size a minimum 6000 square feet.

13. Lots platted before the adoption of these requirements which do not meet the minimum lot size may be approved provided the lots were previously platted and recorded in the county Deeds and Records Office. The lot must meet the minimum Cherokee County Board of Health or State of Georgia Department of Human Resources lot size requirement, which ever was in effect at that specific time. There must be sufficient area available to locate the proposed structure, on-site sewage disposal systems (original and replacement), and other appurtenances.

14. Complex slope patterns dissected by deep gullies, limiting terraces or ravines are not to be included in lot size calculation.

15. With respect to any developed lot currently served or proposed to be served by an On-site Sewage Management System, the division of the property, granting of easements on the property, reduction of lot size due to road widening, condemnation of property, the addition or increase in size of the dwelling or associated structures, or any similar action that reduces the original lot area or dimensions may result in revocation of a permit or disapproval of the existing system unless the action has prior approval by the Cherokee County Board of Health. No action which reduces the original lot dimension which the permit was based or previous approval granted shall be taken by the owner or by any governmental entity or by any person acting for either of them without prior approval of the Cherokee County Board of Health. The owner, the governmental entity, or other persons must submit plans and other information concerning the reduction in lot dimensions to the representative of the Cherokee County Board of Health for approval.

Cherokee County Board of Health
On-Site Sewage Management System Lot Sizes

PROCEDURE FOR ADOPTION

1. Method of notice of hearing: Published in the legal organ of the Cherokee Tribune.
Date(s): September 25, October 2, 9 & 16, 2005.

2. Place of hearing: Cherokee County Historic Courthouse, Courtroom 200, located at 100 North Street, Canton, Georgia.
Time: 2:00-5:00 P.M.
Date: October 21, 2005

3. Date rule shall become effective: December 17, 2005.

4. Date of adoption of rule: November 17, 2005.

Signed _____
Chairman of the Board

Signed _____
Secretary of the Board