GEORGIA DEPARTMENT OF PUBLIC HEALTH

Manual for On-Site Sewage Management Systems

SECTION M | RECOMMENDED LOT SIZING CRITERIA

Environmental Health Section

SECTION M – RECOMMENDED LOT SIZING CRITERIA

To provide for the orderly and safe development of property utilizing on-site sewage management systems, the following criteria for establishing minimum lot sizes are recommended for use by County Boards of Health, which are authorized by Georgia statute in OCGA 31-3-5 (b) (2) to establish minimum lot sizes. Larger lot sizes may be required to meet the requirements of this Manual depending on the proposed development of the property. County Boards of Health and/or County Zoning Authorities may require larger minimum lot sizes; such establishment of larger minimum lot sizes will take precedence.

1) Lot size requirements

Lot size requirements are as follows for single family dwellings including but not limited to: manufactured or mobile homes, stick built homes, modular homes, etc., and individual lots in subdivisions or mobile home lots located in areas other than commercial mobile home parks. Area requirements for multiple dwellings on a single recorded lot, where not prohibited by local zoning, must be provided in multiples of the following minimum lot sizes for each dwelling to be constructed on the recorded lot. See Table 16.M and subparagraphs 1A through 1F as follows:

Table 16.M MT-1 Minimum Lot Sizes – Single Family Dwellings

Type of Water Supply System	Non-Public* (Individual)	Public
Minimum Lot Size	43,560 square feet	21,780 square feet
Minimum Lot Width	150 ft.	100 ft.
Maximum Sewage Flow	600 gpad**	1200 gpad**
* In this context "Non-public" means an individual water supply system or any other water supply system, which is not a "public" water supply system. **gpad = gallons per acre per day=gal/acre/day.		

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 installation of an on-site sewage management system, the County Board of Health will require larger lots to assure useable soil area.
B. The County Board of Health may 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.
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 a lot when calculating the required minimum lot size: right of ways of roads, easements (such as power line or pipe line) that exclude installation of an on-site sewage management system, soil conditions that exclude the installation of an on-site sewage management system, bodies of water, 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 area equal in size for a conventional system or larger area, as appropriate, for an approved replacement system; this will include sufficient area for necessary site modifications for installation of both the initial system and a replacement system. All pertinent County zoning setbacks 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 gpad when served by nonpublic or individual water supply system or 1200 gpad when served by public water supply system. When sewage flows exceed these quantities (600 or 1200 gpad as indicated) for a given dwelling structure, the minimum lot size or parcel of land shall be increased proportionally.

***Example 1*:** Assume a public water supply exists (so 1200 gpad maximum sewage flow allowed per minimum required land area of 43,560 square feet), and there is a proposed sewage flow of 5,000 gpd. To determine x = the square footage of the lot needed, use the following formula:

$$x = \frac{5{,}000\ gal/day}{1{,}200\frac{gal}{acre}/day}$$
$$= 4.17\ acres$$
$$= 4.17\ acres\ x\ 43{,}560\ ft^2/acre$$
$$= 181{,}500\ ft^2\ area\ of\ land\ needed$$

***Example 2*:** Likewise, for a non-public (individual) water supply, to determine Y= the square footage of the lot needed for a proposed sewage flow of 5000 gpd, use the following formula:

$$Y = \frac{5{,}000\ gal/day}{600\frac{gal}{acre}/day}$$
$$= 8.33\ acres$$
$$= 8.33\ acres\ x\ 43{,}560\ ft^2/acre$$
$$= 363{,}000\ ft^2\ area\ of\ land\ needed$$

2) Lot Sizing Non-Single Family Dwellings

Lot sizing requirements are as follows 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. Paragraphs 1A through 1F above also apply to Table 17.M.

Table 17.M MT-2 Minimum Lot Sizes – Non-Single Family Dwellings

Type of Water Supply System	Non-Public* (Individual)	Public
Minimum Lot Size	43,560 square feet	21,780 square feet
Minimum Lot Width	150 ft.	100 ft.
Maximum Sewage Flow	600 gpad**	1200 gpad**
* In this context "Non-public" means an individual water supply system or any other water supply system, which is not a "public" water supply system. **gpad = gallons per acre per day=gal/acre/day.		

3) Criteria for Protection of Groundwater Recharge Areas

Rules of the Department of Natural Resources, Environmental Protection Division, Chapter 391-3-16-.02 require the following minimum lot sizes in the state of Georgia Groundwater Recharge Areas as defined by the above.

1. Subdivisions and Individual Lots: New homes served by septic tank and absorption field systems shall be on lots having the following minimum size limitations as identified in Table 16.M.

   A. 150 % of the subdivision minimum lot size of Table 16.M if lot is within a high pollution susceptibility area;
   B. 125 % of the subdivision minimum lot size of Table 16.M if lot is within a medium pollution susceptibility area;
   C. 110 % of the subdivision minimum lot size of Table 16.M if lot is within a low susceptibility area.

2. Mobile Home Parks: New mobile home parks served by septic tanks and absorption field systems shall be on lots having the following size limitations as identified in Table 17.M.
   A. 150 % of the subdivision minimum lot size of Table 17.M if lot is within a high pollution susceptibility area;
   B. 125 % of the subdivision minimum lot size of Table 17.M if lot is within a medium pollution susceptibility area;
   C. 110 % of the subdivision minimum lot size of Table 17.M if lot is within a low pollution susceptibility area.

3. If a local government requires a larger lot size than that required by (2A) above for homes or (2B) above for mobile homes, the larger lot size shall be used.

4. Local governments at their option may exempt from the requirements any lot of record prior to the date of adoption of the Rules of the Georgia Department of Natural Resources, Environmental Protection Division, Chapter 391-3-16-.02.

4) Tables, Figures and Forms

Form 15.M Subdivision Analysis Record

I. GENERAL INFORMATION		
Name of Subdivision:		
Owner/Agent:		Phone:
Address:		
Location of Subdivision:		
County:	Land Lot:	Land District:
Total Area of Subdivision (in acres):	Typical Lot Size (in square feet):	
Number of Lots:	Typical Home Size (in square feet):	
Typical Number of Bedrooms:	Typical Number of Bathrooms:	
Adjacent Subdivisions		
Name of Subdivision	Location	Distance
II. SEWAGE DISPOSAL		
A. Public Sewage System Availability (existing or under construction)		
Name of System:		
Owner Name:		
Owner Address:		
B. Nearest Sewer to Subdivision or Overall Tract if Developed in Sections		
Distance:	Size:	Is gravity flow possible?
If system is under construction, give completion date:		
Future availability of sewer (planned or under construction):		
Are sewers to be extended to serve this area?		
Has the EPD approved plans and specifications? If so, provide approval date:		
Estimated date sewer will be available:		
Attach letter from responsible public official or community system owner stating position.		

C. On-Site Sewage Management Systems		
Are on-site sewage management systems proposed for each lot?		
Are soil reports, soil maps and soil data sheets from approved Soil Classifier attached?		
III. WATER SUPPLY		
A. Public or Community Water Supply Availability (Existing or Under Construction)		
Name of Water System:		
Nearest Available Main:		
Distance:	Size:	Pressure:
If public or community water system is privately owned, provide information below:		
Owner's Name:	Address:	
If community well, has the EPD issued a source approval?		
Has the EPD approved the water supply system?		
B. Future Availability of Water System (Planned, not Under Construction)		
Is a public or community water system proposed?		
Name of Engineering Firm:	Address:	
Has the EPD approved plans and specifications?		
Attach letter from responsible official or owner stating status on connection of subdivision to public or community water system.		
C. Individual Water Supply		
Are individual wells planned for each lot?		
IV. COMMENTS AND RECOMMENDATIONS		
DPH Representative:	Title:	