

Catoosa County Board of Health Minimum Lot Sizes for Single-Family Dwellings, Effective July 1, 2000

The minimum requirements for the sizing of lots for single-family dwelling units using on-site sewage management systems are based on the criteria and lot sizes approved by the Board of Health for single-family dwellings **(MT-1)**.

Table MT-1

Minimum (Min) Lot Sizes, Minimum Lot Widths, and Maximum (Max) Allowable Sewage Flow with Types of Water Supply System

Min Lot Size Soil Percolation Rates	Type of Water Supply System	
	Non-Public	Public
(5-15 min. percolation)	43,560 (sq. ft.)	21,780 (sq. ft.)
(16-30 min. percolation)	48,000 (sq. ft.)	24,000 (sq. ft.)
(31-45 min. percolation)	52,000 (sq. ft.)	26,000 (sq. ft.)
(46-60 min. percolation)	56,000 (sq. ft.)	28,000 (sq. ft.)
(61-90 min. percolation)	60,000 (sq. ft.)	30,000 (sq. ft.)
(91-120 min. percolation)	3 Acres	3 Acres
Min Lot Width	150 ft	100 ft
Max Sewage Flow	600 GPAD	1200 GPAD

Catoosa County Environmental Health Subdividing Policy for Land Utilizing On-Site Sewage Disposal, Effective October 18, 2000

The following policy was developed in conjunction with Ron Brown, Director of Catoosa County Planning and Zoning.

When subdividing land, where on-site sewage disposal is utilized, Catoosa County Environmental Health will determine minimum lot size based on Catoosa County Board of Health lot sizing regulations.

Previously platted lots can be approved regardless of lot size provided there is sufficient space available to locate the proposed structure, sewage disposal system, and other appurtenances with room to replace the sewage system if necessary.

Catoosa County Environmental Health Lot Sizing Policy for Lots with Existing Dwellings, Effective October 24, 2000

When subdividing a lot with an existing dwelling into two or more lots, each lot must have the minimum square footage required by the Catoosa County Board of Health. This policy also applies when reducing the size of an existing lot. At the discretion of the Catoosa County Board of Health, the lot with the existing dwelling may be smaller if:

- 1) The sewage disposal system serving the dwelling can be located within five feet of the nearest property line and;
- 2) There is sufficient space available to repair the sewage system if necessary and;
- 3) The lot with the existing dwelling meets the minimum lot size of Catoosa's Zoning Department

** This policy was amended on March 22, 2004.*

Catoosa County Board of Health Minimum Lot Sizes for Multi-Family Dwellings, Effective March 1, 2003

The following requirements for the sizing of lots for multi-family dwelling units using on-site sewage management systems are based on the criteria and lot sizes approved by the Board of Health for single-family dwellings **(MT-1)**.

Formula for Multi-Family Minimum Lot Sizes:

Utilizing table MT – 1 below and adding 2000 sq ft for initial system installation + 2000 sq ft for replacement = 4000 sq ft/bedroom over 3 bedrooms.

Example 1: Triplex with 6 bedrooms.

Percolation based upon soil analysis indicates a soil with a 45 min percolation rate. Thus from chart above with public water, lot would be:

$$26,000 \text{ sq ft} + 3 \times 4000 \text{ sq ft} = 26,000 \text{ sq ft} + 12,000 \text{ sq ft} = \mathbf{38,000 \text{ sq ft}}$$

Example 2: Duplex with 4 bedrooms (same 45 min percolation rate)

$$26,000 + 4,000 = \mathbf{30,000 \text{ sq. ft}}$$

Table MT-1

Minimum (Min) Lot Sizes, Minimum Lot Widths, and Maximum (Max) Allowable Sewage Flow with Types of Water Supply System

Min Lot Size Soil Percolation Rates	Type of Water Supply System	
	Non-Public	Public
(5-15 min. percolation)	43,560 (sq. ft.)	21,780 (sq. ft.)
(16-30 min. percolation)	48,000 (sq. ft.)	24,000 (sq. ft.)
(31-45 min. percolation)	52,000 (sq. ft.)	26,000 (sq. ft.)
(46-60 min. percolation)	56,000 (sq. ft.)	28,000 (sq. ft.)
(61-90 min. percolation)	60,000 (sq. ft.)	30,000 (sq. ft.)
(91-120 min. percolation)	3 Acres	3 Acres
Min Lot Width	150 ft	100 ft
Max Sewage Flow	600 GPAD	1200 GPAD

Note: A scaled site plan showing the building footprint, on-site sewage system and replacement lines drawn on contours with exterior features such as driveways, pools, utility connections, etc will be submitted with the permit application. The department reserves the right to require larger lot sizes than required above or deny permits for inability to provide sufficient suitable area for initial system installation and replacement of the on-site system. All previously adopted provisions in the regulations and the department's manual shall remain in effect.

County Zoning Authorities minimum lot sizes take precedence if larger.

Catoosa County Environmental Health Lot Sizing Policy for Groundwater Recharge Areas, Effective March 21, 2003

Subdivisions, Individual lots and Mobile Home Parks

New homes served by septic tank and absorption field systems shall be on lots having the following minimum size limitations as identified below using the criteria and lot sizes approved by the Board of Health for single-family dwellings (MT-1) and made effective July 1, 2000.

- 1.) 150% of the subdivision minimum lot size if the lot is within a high pollution susceptibility area;
- 2.) 125% of the subdivision minimum lot size if the lot is within a medium pollution susceptibility area;
- 3.) 110% of the subdivision minimum lot size if the lot is within a low pollution susceptibility area

Note: The map to be utilized to make the determination will be the Georgia Department of Natural Resources Hydrologic Atlas 20 – Groundwater Pollution Susceptibility of Georgia 1992.

Areas Considered for Groundwater Recharge Areas

Areas of land that exclude the installation of an on-site sewage management system, such as easements (used for access, maintenance, or utilities), land within a flood plain, land within 50 feet of a lake, river, stream, wetland or other bodies of water, detention ponds, and similar limiting factors that are not considered part of a lot when calculating Board of Health minimum lot size may be considered when calculating minimum lot sizes for groundwater recharge areas.

**This policy was amended on July 18, 2003.*

Catoosa County Environmental Health Evaluation Policy for Addition/Modification Permits, Effective June 12, 2006

An existing system evaluation fee will be charged for permits issued for connecting to an *existing on-site sewage management system*, proposed additions to an *existing on-site sewage management system* and/or any related system alterations due to landscaping or building constructions (ex. pools, driveways, house additions, garages, etc.), **which are not currently failing**. The evaluation fee will include site visits and/or inspections related to additions and/or modifications to existing systems.