Section 16 Subdivisions and Lot Line Adjustment Requirements

A. No approval of an application for a minor subdivision or lot line adjustment which necessitates use of sewage easements shall be granted. Each proposed lot must be demonstrated to have a site suitable for installation and expansion of an OWTS contained entirely within the proposed property lines of the lot.

B. Sewage easements for major subdivisions may be considered under the following circumstances:

1. A homeowner’s association or other entity of dischargers empowered to conduct a program of regular sewage system monitoring, maintenance, and repair is created;

2. Easements are contained only within common lands of the subdivision;

3. Common areas are owned and controlled by the entity;

4. The easement for each lot is entirely separate and distinct from the easement for any other lot;

5. Easements shall not be used as a basis to allow lot sizes smaller than those specified in the County Subdivision Ordinance for lots with OWTS;

6. New applications for construction or repair of an OWTS shall be in accordance with these requirements.

7. The Project Review Specialist – Health shall be responsible for implementing regulations relative to subdivisions and lot line adjustments.