

CHAPTER 840

Lot Dimensions and Area

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CROSS REFERENCES

Private sewer systems - see ORC 6112
Private sewers - see OAC 4101:2-51-411
Sewage system site inspection fees - see EHC 220.03(b)
Approval of Health Commissioner of design and location of systems - EHC. 816.01
Installation of systems prohibited in multiple home site allotments - see EHC 872.01
Codified Ordinances of Summit County/Part 9 - Environmental Services Code/Title 7 - Riparian Setbacks
(Riparian Setback Ordinance: 2002-154 and amendments 2002-666 and 2004-133

EHC Environmental Health Code **ORC** Ohio Revised Code **OAC** Ohio Administrative Code

840.01 AREA AND TOPOGRAPHY GENERALLY.

Lots on which household sewage treatment systems (HSTS) are to be installed shall be of sufficient area and of suitable topography to permit compliance with the provisions of this Part Eight -- Household Sewage Treatment System Code.

- (a) Lots utilizing Evapotranspiration Trench design as approved prior to January 1, 2007 shall in no case be smaller than two (2) acres in usable area. An additional one-half (0.5) acres is required for two-family dwelling units and an additional one (1) acre is required for three-family dwelling units.
- (b) Lot configuration, landscape features, and topography concerns may necessitate a large lot size in order to meet the minimum isolation distance requirements outlined in EHC 840.04.

840.02 AREA FOR REPLACEMENT OF PORTIONS OF SYSTEMS.

A suitable area shall be available to provide for the complete relocation and replacement of the HSTS.

840.03 AREA FOR ISOLATION OF WATER AND SEWAGE SYSTEMS.

Lots, on which a private water system is to be installed shall have sufficient area to provide proper isolation of the water supply system from both the original HSTS and the area intended for its replacement including isolation from private water supplies on adjacent lots.

840.04 ISOLATION DISTANCES.

- (a) Easements may not be used to reduce the minimum isolation distance for new lot splits. The minimum isolation distance in feet of the following treatment components shall be:

	Building Sewer	Sewage Tank	Tile Field, Sand Filter Leaching Bed, or Privy	ET or Mound System approved prior to 1/1/2007 or where vertical isolation is less than 12 inches	Soil treatment components with a minimum of 12 inches of vertical isolation distances
Water Line	10	10	10	10	10
Well, Water Supply	10	50	50	50	50
Foundation of a Structure constructed with a foundation or footer drain	10	10	25	25	15
Creeks, Streams, Wetlands see 840.04(b)	25	25	25	25	25
Lakes, Ponds	25	25	50	100	50
Property Lines - Up-slope	10	10	10	10	10
Property Lines - No slope	10	10	10	10	10
Property Lines - Down-slope					
▪ Less than 3% slope	10	10	10	100	10
▪ 3% slope to 6% slope			15	150	15
▪ Greater than 6% slope			20	200	20

- (b) For new lot evaluation and new HSTS installation, setbacks from creeks, streams, wetlands and other watercourses shall at minimum be 25 feet from the edge of such watercourse or meet the minimum setback requirements in the Codified Ordinances of Summit County/PART NINE - ENVIRONMENTAL SERVICES CODE/TITLE SEVEN - Riparian Setbacks (Riparian Setback Ordinance: 2002-154 and amendments 2002-666 and 2004-133), whichever standard is more stringent. The Health Commissioner will consider the Riparian Setback Ordinance requirements for all political subdivisions within the Health District.

840.05 STRUCTURES ABOVE SYSTEMS OR REPLACEMENT AREA PROHIBITED.

No structure, device, building, driveway or swimming pool is to be constructed above any portion of a HSTS or on the area designated for replacement. See EHC 816.035.

840.99 PENALTY.

Whoever violates or fails to comply with any of the provisions of this Environmental Health Code shall be in violation of ORC 3707.48, 3709.20, 3709.21 or 3709.22, and subject to penalties provided in ORC 3707.99 and 3709.99.

(Resolution 165-07, July 12, 2007)