



## BRHD Policy for septic system lot sizes

Minimum lot sizes are required to meet R317-4, Utah Administrative Code, Tables 1.1 and 1.2. R317-4 also requires that Non-residential facilities must have one-half of the buildable area of each lot to be available for the absorption and replacement area when determining minimum lot size.

Soil Type	Public Water Supply	Non-public Water Supply
1	12,000 sq. ft.	1.0 Acre
2	15,000 sq. ft.	1.25 Acres
3	18,000 sq. ft.	1.50 Acres
4	20,000 sq. ft.	1.75 Acres
5	20,000 sq. ft.	1.75 Acres

Soil Type	Soil Texture	Soil Structure	Percolation Rate (Minutes per inch)
1	Coarse Sand, Sand, Loamy Coarse Sand, Loamy Sand	Single Grain	1-10
2	Fine Sand, Very Fine Sand, Loamy Fine Sand, Loamy Very Fine Sand	Single Grain	11-20
3	Coarse Sandy Loam, Sandy Loam	Prismatic, Blocky, Granular	21-40
4	Coarse Sandy Loam, Sandy Loam,  Fine Sandy Loam, Very Fine Sandy Loam, Loam, Silt Loam	Massive, Platy  Prismatic, Blocky, Granular	41-60
5	Fine Sandy Loam, Very Fine Sandy Loam, Loam, Silt Loam  Sandy Clay Loam, Clay Loam, Silty Clay Loam  Sandy Clay Loam, Clay Loam, Silty Clay Loam, Sandy Clay, Clay, Silty Clay, Silt	Massive, Platy  Massive  Prismatic, Blocky, Granular	61-120

When a private well or spring water source is proposed to be installed or located on a separate parcel from the lot that it will serve, the lot may be reduced in size to fit the minimum lot size (Table 1.1 Public Water Supply) if the following conditions are met:

- 1- The well or spring must not be shared with any other parcels.
  - 2- A perpetual utility easement must be recorded in the chain of title.
  - 3- The perpetual utility easement must be of sufficient area to permit access, construction, and placement of the distribution system and maintenance of the well and distribution system.
  - 4- A restrictive easement must be recorded in the chain of title that prevents concentrated sources of pollution within a 100-foot radius of a protected (30-foot deep grout surface seal) well or 200-foot radius of an unprotected well or spring.
- Minimum lot sizes, as determined from R317-4 and this policy, must be stated in the feasibility letter as minimum standards to be met should lot amendments be made prior to final plat signature.
  - If feasibility constraints require drainfield and replacement areas to be installed in designated locations that will limit well and building placement, the health inspector must include these specific conditions in the feasibility letter and require the feasible drainfield areas to be recorded on the final plat. Minimum setback requirements to potable wells or springs must be stated in feasibility letters where applicable. If the minimum lot size requirement in the tables are not adequate to meet feasibility constraints, larger lot sizes or alternative septic system may be required for feasibility approval.
  - Proposed subdivision lots with shared non-public water sources must meet the minimum lot size requirements in R317-4, Utah Administrative Code, Tables 1.1, Non-public water supply.