

ORDINANCE NO. # _____

**AN ORDINANCE OF THE TOWN OF ROCKVILLE, UTAH, AMENDING THE LAND
USE CODE TO ESTABLISH SEPTIC TANK DENSITY LIMITS AND
ENVIRONMENTAL REVIEW CRITERIA FOR ZONING DECISIONS**

WHEREAS, the Town of Rockville has received and reviewed a Septic Tank Density Study prepared by the Utah Geological Survey that identifies limits necessary to protect public health and groundwater quality; and

WHEREAS, Rockville Town Council desires to ensure responsible growth, protect natural resources, and implement the goals of the Town's General Plan; and

WHEREAS, under authority granted by the Utah Municipal Land Use, Development, and Management Act, Utah Code Annotated § 10-9a-101 et seq., the Town has the power to regulate land use to promote the health, safety, and welfare of its residents;

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN
OF ROCKVILLE, UTAH:**

SECTION 1. ADOPTION OF CHAPTER 13 – ENVIRONMENTAL SUSTAINABILITY

The Land Use Code of the Town of Rockville is hereby amended to add a new Chapter 13 entitled "Environmental Sustainability," as follows:

Section I: Septic Tank Density and Building Permit Restrictions

1. Purpose

The purpose of this section is to protect groundwater quality by ensuring that septic tank installations do not exceed scientifically determined density limits for each designated study area in Rockville, as outlined in the most recent **Septic Tank Density Study**.

2. Definitions:

Maximum Allowable Septic Tank Density: The upper limit of septic systems per acre or per study area, as identified in the Town's approved Septic Tank Density Study.

Advanced Onsite Wastewater Treatment System: A wastewater treatment system incorporating technology designed to reduce nitrate levels and other contaminants beyond the capacity of standard septic systems.

Hydrogeologic Impact Assessment: A technical report evaluating the potential impacts of a proposed septic system on groundwater quality, prepared by a licensed geologist or engineer.

3. Maximum Septic Tank Density Limits

- a. The maximum allowable septic tank density for each designated study area shall be determined by the most recent **Septic Tank Density Study** approved by the **Town of Rockville**.
- b. The **Town of Rockville** shall maintain an updated record of septic system allocations based on the latest study findings.
- c. Development proposals must comply with the septic tank density limits established by the most current study and any subsequent amendments.

4. Building Permit Restrictions

- a. No building permit shall be issued for any new development utilizing a septic tank if the proposed system would cause the total number of septic systems in the respective study areas to exceed the maximum allowable density.
- b. The **Town of Rockville** shall maintain a current record of the number of existing septic tank permits and deny any application exceeding the designated limits.
- c. Applicants must connect to a sewer system if an established sewer line is located within 300 feet of the building or proposed building; installation of a new septic system shall not be permitted in such cases.

5. Alternative Compliance Measures

- a. Applicants may propose the use of alternative onsite wastewater treatment systems that reduce nitrate loading, subject to review and approval by the Planning Commission, Southwest Health Department and the Utah Department of Environmental Quality.
- b. Development proposals seeking to deploy an alternative onsite wastewater treatment system must provide a hydrogeologic impact assessment demonstrating that the proposed system will not cause nitrate concentrations to exceed the allowable degradation threshold established in the most current septic tank study.

6. Enforcement and Penalties

- a. Any septic system installed in violation of this section shall be deemed a public nuisance and subject to removal at the owner's expense.
- b. Property owners found in violation may be fined up to \$500 per day until compliance is achieved.

SECTION 2. AMENDMENT TO SECTION 8.4 – ESTABLISHMENT OF ZONES

Section 8.4 of the Rockville Land Use Code is hereby amended to include the following paragraph after the zone listings:

"Before zoning or rezoning any land, the Town Council and Planning Commission shall consider the environmental suitability of the proposed zone, as outlined in Chapter 13 of this Code. This includes, but is not limited to, impacts to groundwater quality, septic system capacity, and findings from the most recent Septic Tank Density Study."

SECTION 3. SEVERABILITY

If any section, paragraph, clause, or provision of this ordinance shall be declared invalid or unconstitutional, the remainder shall not be affected thereby and shall remain in full force and effect.

SECTION 4. EFFECTIVE DATE

This ordinance shall become effective immediately upon publication or posting as required by Utah law.

PASSED AND ADOPTED by the Town Council of Rockville, Utah, this ____ day of _____, 2025.

Pam Leach, Mayor
Town of Rockville

ATTEST:

Town Clerk/Recorder

