

R317-4-13. TABLES.

TABLE 1.1 – Minimum Lot Size (a) by Soil Type and Culinary Water Source

Soil Type	Public Water Supply	Non-public Water Supply (b)
1	12,000 sq. ft.	1 Acre
2	15,000 sq. ft.	1.25 Acres
3	18,000 sq. ft.	1.5 Acres
4	20,000 sq. ft.	1.75 Acres
5 (c)	20,000 sq. ft. (c)	1.75 Acres (c)

TABLE 1.2 – Soil Type Key (d)

Soil Type	Soil Texture (e)	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	Massive, Platy	41-60
	Fine Sandy Loam, Very Fine Sandy Loam, Loam, Silt Loam	Prismatic, Blocky, Granular	
5	Fine Sandy Loam, Very Fine Sandy Loam, Loam, Silt Loam	Massive, Platy	61-120
	Sandy Clay Loam, Clay Loam, Silty Clay Loam	Massive	
	Sandy Clay Loam, Clay Loam, Silty Clay Loam, Sandy Clay, Clay, Silty Clay, Silt	Prismatic, Blocky, Granular	
6 (f)	Sandy Clay Loam, Clay Loam, Silty Clay Loam	Platy	>120
	Sandy Clay, Clay, Silty Clay, Silt	Massive, Platy	

NOTES

- (a) Excluding public streets and alleys or other public rights-of-way, lands or any portion thereof abutting on, running through or within a building lot for a single-family dwelling. These minimum lot size requirements do not apply to building lots that have received final local health department approval prior to the adoption of this rule. Lots that are part of subdivisions that have received final local health department approval prior to the adoption of this rule are only exempt from the minimum lot size requirements if the developer has and is proceeding with reasonable diligence. Notwithstanding this grandfather provision for approved lots, the minimum lot size requirements are applicable if compelling or countervailing public health interests would necessitate application of these more stringent requirements. The shape of the lot shall also be acceptable to the regulatory authority.
- (b) See the separation requirements in Section R317-4-13 Table 2.
- (c) Packed bed media systems are required for this soil type.
- (d) When there is a substantial discrepancy between the percolation rate and the soil classification, it shall be resolved to the satisfaction of the regulatory authority, or the soil type requiring the largest lot shall be used.
- (e) See the USDA soil classification system for a more detailed description.
- (f) These soils are unsuitable for any absorption system.