

SECTION 17B INTERIM WATER AND SANITATION OVERLAY DISTRICT

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1701B Intent

To establish interim water and sanitation requirements for limited development and redevelopment of properties within the Business, Commercial, Light Industrial, and General Industrial zone districts not served by central water and sanitation facilities. The type and scale of the proposed use and the water and sewer demand of the proposed use shall be used to determine if the use of individual wells and on-site wastewater treatment systems is suitable. It is anticipated that the need for the overlay district will diminish or cease when central facilities become available.

1702B Applicability

The regulations contained in this section apply to any property identified within the district on the Interim Water and Sanitation Overlay District Map.

1703B Interim Water Requirements

The use of individual wells may be permitted to serve a proposed use or change in use of a property within the Interim Water and Sanitation Overlay District provided:

1703B.01 The proposed use shall be a low-water-demand use, as determined by the Director.

1703B.02 The proposed use is supplied with water that meets the estimated demand for such use and is from a legal source, i.e. commercial well, commercial exempt well, or community well. Well permits shall be appropriate for the proposed use.

1703B.03 The proposed water supply meets all applicable water quality requirements for the proposed use.

When central water lines are within 400 feet of a property that is subject to a land use review process, and the central water lines can be accessed from the property, connection to the central services shall be required if legally available.

1704B Interim Sanitation Requirements

The use of On-Site Wastewater Treatment Systems (OWTS) may be permitted to serve a proposed use or change in use of a property within the Interim Water and Sanitation Overlay District provided:

1704B.01 The proposed use shall be compatible with an OWTS, as determined by the Tri-County Health Department, and other applicable agencies.

1704B.02 The proposed use does not create more than an average flow of 1,999 gallons of effluent per day, as determined by the Tri-County Health Department.

When central sanitation lines are within 400 feet of a property that is subject to a land use review process, and the central sanitation lines can be accessed from the property, connection to the central services shall be required if legally available.

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