

SUBDIVISION ORDINANCE TEXT AMENDMENT (TA-24-01)
Cesspools and Other Unpermitted Onsite Sewage Disposal Systems
Adopted by the Board of Supervisors on July 16, 2024
Effective Date – November 1, 2024

Description:

Proposed text amendment to amend Section 4.5.6E of the Subdivision Ordinance. The purpose is to require any existing cesspool or unpermitted onsite sewage disposal system to be replaced or upgraded to a Virginia Department of Health (VDH) approved system prior to final approval of a subdivision plat.

Ordinance Amendment Text (changes shown in bold italics with strikethroughs where necessary):

4.5.6 Private Wells and Onsite Sewage Disposal Systems

E. Existing Onsite Sewage Disposal Systems.

1. If any lot contains an existing dwelling, the plat shall indicate one of the following:

- Location of an existing approved ~~standard~~ septic system as shown by the Virginia Department of Health (VDH) records and 100% reserve drain field area, or
- Location of a new primary and a 100% reserve drain field area, as shown in a permit, approved by VDH, pursuant to a certificate of approval signed by the Health Official evidencing conformity with VDH requirements with respect to individual on-site subsurface septic systems and potable water supply systems, as applicable. Such location shall be shown by distance and bearing to one corner of the primary drain field and one corner of the reserve drain field from two property corners.

2. *If any lot contains a cesspool or an onsite sewage disposal system for which no records of VDH approval exist, the cesspool or unpermitted system shall be replaced with or upgraded to a system that can be approved by VDH. Such system shall be replaced or upgraded and VDH approval obtained prior to final approval of the subdivision plat.*