

# Oconee County Memorandum

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## Planning and Code Enforcement Department

DATE: March 27, 2023

TO: Oconee County Planning Commission

CC: Ethan Perry

FROM: Guy Herring, Director of Planning & Code Enforcement

RE: Text Amendments to Articles 2, 3, and 10 of the Unified Development Code

Attached is a copy of the proposed amendments to Articles 2, 3, and 10 of the Unified Development Code for consideration at the April 17, 2023, Planning Commission meeting and the May 2, 2023, Board of Commissioners meeting. The changes are numbered below, and corresponding numbers are shown next to each change in the attached UDC text. Please feel free to contact me should you have any questions or if you would like to discuss the proposed amendments. The Planning Commission recommends approval of the proposed amendments.

### **Article 2**

1. Revised Table 2.1: Principle Uses Allowed by Zoning District to combine Pet Care, Grooming, Boarding, and Training (except Veterinary Services) uses: Sec. 207.07
2. Updated Table 2.2: Accessory Uses Allowed by Zoning District to allow a Personal Backyard Hen Flock in R-1 zoning: Sec. 207.07

### **Article 3**

3. Detail the minimum lot size requirements for breeding vs boarding kennels and included requirements for pet sitting: Sec. 314.
4. Require the roof pitch for 1-story mini warehouses to be 4:12 unless otherwise approved by the BOC: Sec. 330.04.
5. Remove the moratorium on timber harvesting: Sec. 342.

### **Article 10**

6. Revised the dead-end streets (cul-de-sacs) design standards so that a specified street length is no longer included in the dead-end street requirements: Sec. 1008.04.
7. Modify residential subdivision entrance requirements such that entrance streets with ten lots or less and meeting all other requirements do not require a deceleration lane: Sec. 1013.02.
8. Clarify that projects that were final platted prior to the code change in 2019 will not be subject to the sidewalk requirements in the current code: Sec. 1014.02.
9. Add a water line exemption in major subdivisions with ten lots or less and a minimum lot size of 5 acres or greater so that these major subdivisions have the option to use wells for water service: Sec. 1016.02.

Table 2.1: Principal Uses Allowed by Zoning District

A	Use is allowed by right in the zoning district indicated
S	Use is allowed in the district if approved as a Special Use

NAICS Ref.	PRINCIPAL USES	AG	AR-3	AR	R-1	R-2	R-3	M-H	OIP	B-1	B-2	OBP	I	See Sec:
812199	Saunas and Spas									A	A			
812199	Tanning Salons									A	A			
812199	Tattoo Parlors									S	S			
812199	Other Personal Care Services not listed above									S	S			
8123	Dry-Cleaning and Laundry Services:													
81231	Coin-Operated Laundries and Dry Cleaners									A				
81232	Dry-Cleaning and Laundry Drop-Off Station								A	A	A	A		
81232	Dry-Cleaning and Laundry Services (except Coin-Operated)									A	A	A		
812331	Linen and Uniform Supply											A	A	
812332	Industrial Launderers											A	A	
	Health Related Services:													
6216	Home Health Care Services								A	A	A	A		
62191	Ambulance Services	S							S		S	S		
621991	Blood and Organ Banks										A	A		
	Other Personal Services:													
81221	Funeral Homes and Funeral Services									A	A			
81291	Pet Care, Grooming, <u>Boarding</u> and Training (except Veterinary Services <u>and Pet Boarding Kennels</u> )	<u>A</u>								A	A	<u>A</u>	<u>A</u>	<u>314</u>
<del>81291</del>	<del>Pet Boarding Kennel</del>	<del>A</del>									<del>A</del>	<del>A</del>	<del>A</del>	<del>314</del>
812921	Photofinishing Laboratories (except One-Hour)											A	A	
812922	Photofinishing, One-Hour									A	A			
81293	Automobile Commercial Parking Lots and Garages								A	A	A	A		
81299	Bail Bonding or Bondsperson Services										A	A		
81299	Other Personal Services not listed above									S	S	S		
532	Rental and Leasing Services:													
53211	Passenger Car Rental and Leasing										A	A		
53212	Truck, Utility Trailer and RV (Recreational Vehicle) Rental and Leasing										A			
53221	Consumer Electronics and Appliances Rental									A	A	A		
53222	Formal Wear and Costume Rental									A	A			
53223	Video Tape and Disc Rental									A	A			
532291	Home Health Equipment Rental									A	A	A		
532292	Recreational Goods Rental									A	A			
532299	Furniture, Party Supplies and Other Consumer Goods Rental									A	A			
5323	General Equipment and Tool Rental Centers										A	S	A	
53241	Construction, Transportation, Mining and Forestry Machinery and Equipment Rental and Leasing										A	S	A	
53242	Office Computers, Copiers, Furniture and Other Machinery and Equipment Rental and Leasing								S	S	A	A		

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Table 2.2: Accessory Uses Allowed by Zoning District

A	Use is allowed by right in the zoning district indicated
S	Use is allowed in the district if approved as a Special Use

NAICS Ref.	ACCESSORY USES	AG	AR-3	AR	R-1	R-2	R-3	M-H	OIP	B-1	B-2	OBP	I	See Sec:
	Accessory Uses to a Principal Use	A	A	A	A	A	A	A	A	A	A	A	A	347
	<b>Agricultural Accessory Uses</b>													
	<b>Agricultural Produce Stand:</b>													
	Agricultural Products Produced On-Premises	A	A	A										357
	Agricultural Products Produced Off-Premises	S									A			357
	Agritourism	A	A	A										315
	Farm Tenant Dwelling	A	A	A										358
	<b>Residential Accessory Uses</b>													
	<b>Accessory Uses Customary to a Dwelling</b>	A	A	A	A	A	A	A		A	A			348
	Garage Apartment	A	A	A	A									351
	Guest House	A	A	A	A									351
	Rentals, Short-Term	A	A	A	A	A	A							352
	Artist's Studios, except Taxidermists	A	A	A	A									
	<b>Home Occupation:</b>													
	Home Office	A	A	A	A	A	A	A		A	A			350
	Home Business	A	A	A	S	S	S	S		A	A			350
	Family Day Care Home	A	A	A	A	A								350
	Horse Stable, Personal	A	A	A										349
	Backyard Hen Flock, Personal	A	A	A	A									316
	Landscaping Services, under 3 acres	S									A	A	A	328
	Landscaping Services, 3 or more acres	A									A	A	A	328
	Event Venues	S	S							A	A			
	<b>Accessory Recreation Amenities to a Residential Development:</b>													350
	Originally Approved as Part of the Development		A	A	A	A	A	A						350
	Proposed Subsequent to Construction of the Development		S	S	S	S	S	S						350
	Manufactured Home as a Second and Temporary Residence	S	S	S										329
	Night Watchman Residence											A	A	360
45439	Temporary Event: Yard or Garage Sale	A	A	A	A	A		A						340
	<b>Nonresidential Accessory Uses</b>													
	<b>Accessory Uses Customary to a Church or Other Place of Worship</b>	A	A	A	A	A	A		A	A	A			354
6242	Community Food Bank and Housing, and Emergency and Other Relief Services (accessory to a Church or Other Place of Worship)								A	A	A			321
	<b>Accessory Uses Customary to Commercial and Industrial Uses</b>	A							A	A	A	A	A	355
6244	Accessory Day Care Centers, Adult & Child (above 18)								A		A	A	A	323

Sec. 313.02. Site Restrictions.

- a. No bed and breakfast inn may be established in an approved residential major subdivision.
- b. No parking area for guests is to be located closer than 25 feet to any residential property line.

Sec. 314. Boarding, raising and breeding of animals.

Where any form of “animal production” is an allowed agricultural use, boarding and/or breeding kennels, animal shelters and the raising of non-domestic animals (such as horses, cattle, poultry, goats and sheep) or wild and exotic animals must comply with the following requirements:

- a. Stockyards, poultry houses and hog parlors shall be located on tracts of land not less than 20 acres in area.
- b. Except for horse riding stables, and except for stockyards, poultry houses and hog parlors on tracts of 20 acres or more, the following shall apply:
  - (1) The total number of cattle, horses, sheep, poultry and other non-domestic, wild or exotic animals that can be located on a property is 5 animal units per acre for the portion of a property devoted exclusively to such use. The portion of a property devoted exclusively to such use shall be the area where the animals are housed, kept, pastured or confined.
  - (2) An “animal unit” is a common animal denominator based on feed consumption and on the assumption that one mature cow represents an animal unit. Then, the comparative (to a mature cow) feed consumption of other age groups or classes of animals determines the proportion of an animal unit that they represent. For the purposes of this Development Code, the animal unit equivalents shown on Table 3.2 apply.

Table 3.2: Animal Unit Equivalents		
Type of Livestock*		Animal Units
<b>Cattle:</b>		
	Cow, with or without unweaned calf at side, or heifer 2 years old or older	1.0
	Bull, 2 years old or older	1.3
	Young cattle, 1 to 2 years	0.8
	Weaned calves to yearling	0.6
<b>Horses:</b>		
	Horse, mature	1.3
	Horse, yearling	1.0
	Weanling colt or filly	0.75
<b>Sheep:</b>		
	5 mature ewes, with or without unweaned lambs at side	1.0
	5 rams, 2 years old or over	1.3
	5 yearlings	0.8
	5 weaned lambs to yearlings	0.6
<b>Swine:</b>		
	Sow	0.4
	Boar	0.5
	Pigs to 200 pounds	0.2
<b>Chickens:</b>		
	75 layers or breeders	1.0

Table 3.2: Animal Unit Equivalents		
Type of Livestock*		Animal Units
	325 replacement pullets to 6 months of age	1.0
	650 8-week-old broilers	1.0
Turkeys:		
	35 breeders	1.0
	40 turkeys raised to maturity	1.0
	75 turkeys to 6 months of age	1.0
Other:		
	Llama	0.7
	17 Emus	1.0
	8 Ostrich	1.0
*For other exotic or domestic animals not listed above, the Animal Unit values shall be assigned on a similar basis using factors such as feed consumption, waste production, and body weight.		

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- c. For a breeding kennel, the minimum lot size shall be 2 acres and the number of animals maintained as breeding stock shall not exceed 4. The minimum lot size for boarding kennels shall be 1 acre.
- ~~e.d.~~ Pet sitting shall be subject to the minimum lot size and maximum animal unit requirements of boarding kennels.
- ~~e.e.~~ Spacing requirements. See Sec. 302 regarding spacing between certain agricultural structures or operations and residences.

Sec. 315. **Agritourism**

The agritourism use is allowed in order to provide for the development and permit the operation of agritourism enterprises that promote the agricultural heritage of local farms, maintain the rural character of Oconee County, expand economic opportunities for existing farms, provide education and social benefits to residents and visitors, and preserve agricultural lands in Oconee County.

Agritourism uses shall be subject to the following restrictions:

- (a) Agritourism activities are permitted only when associated with an agritourism use as defined in this Development Code.
- (b) Off-street parking shall be required for all agritourism operations as stipulated in Article 6 of this Development Code, with the following provisions:
  - i. All parking areas and drives shall be properly graded, surfaced and maintained so as to provide safe vehicular and pedestrian access and to prevent erosion, siltation and movement of mud, soil or debris and excessive or detrimental storm water runoff onto public or private lands.
  - ii. Grass, gravel, or equivalent surface material in lieu of asphalt or concrete.
  - iii. Striping and lighting of the parking area is not required.
- (c) In lieu of the incompatible-use buffering requirements of Article 8 of this Development Code, structures and/or areas (not including agricultural fields) designated for an agritourism use must maintain a minimum distance of one hundred feet from the nearest dwelling other than that which belongs to the owner of the agritourism operation. If such distance cannot be maintained,

- h. Except as provided under Sec. 330.03, all property stored on site shall be entirely within enclosed buildings. Storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals is prohibited.

Sec. 330.02. Access.

A self-service storage facility shall be located on a lot that gains access from a local commercial or industrial street, a minor or major collector, or an arterial street.

Sec. 330.03. Outside storage.

Open storage of recreational vehicles and dry storage of pleasure boats of the type customarily maintained by private individuals for their personal use shall be permitted within a self-service storage facility provided the following conditions are met.

- a. Such storage shall take place only within a designated area. The area so designated shall be clearly delineated upon the site plan submitted for approval by the County.
- b. The storage area shall not exceed 20 percent of the total area of the site.
- c. The outside storage area shall be entirely screened from view from adjacent residential properties and public streets by a building or by the installation of an 8-foot high opaque wall or imitation-wood vinyl fence. If existing vegetation or topography provides the required screening, then this wall or fence requirement may be eliminated.
- d. Vehicles shall not be stored within the area set aside for minimum building setbacks.
- e. No vehicle maintenance, washing, or repair shall be permitted on site. Pleasure boats stored on site shall be stored upon wheeled trailers. No dry stacking of boats shall be permitted on site.

Sec. 330.04. Development regulations.

- a. Separation between storage buildings.
  - (1) If separate buildings are constructed, there shall be a minimum of 20 feet separating the individual buildings.
  - (2) Buildings shall be situated or screened so that overhead access doors do not face or are not visible from public roads or residentially zoned property.
- b. Maximum bay size.

The maximum size of a storage bay shall be 450 square feet.
- c. Maximum building height.
  - (1) With the exception of the structure used for security quarters, the maximum height of a self-service storage facility shall be 1 story unless the Board of Commissioners approves additional stories.
  - (2) All single-story self-service storage facilities shall utilize gable roofs with not less than a 4:12 slope (4 inches of rise for every 12 inches of horizontal run); unless otherwise approved by the BOC.
- d. Parking requirements.
  - (1) Designated customer parking is not required; however, a minimum of 5 parking spaces shall be provided adjacent to the facility's leasing office, if a leasing office is located on site.
  - (2) Interior parking. Interior parking shall be provided in the form of aiseways adjacent to the storage bays. These aiseways may be used for both circulation of traffic and user parking while using the storage bays. The minimum width of these aiseways shall be as follows.
    - (a) If aiseways permit two-way traffic, minimum width shall be 24 feet.
    - (b) If aiseways permit only one-way traffic, minimum width shall be 20 feet.

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- e. The tree harvester is currently qualified as a Master Timber Harvester by the Georgia Forestry Commission at the time of the tree harvesting.

Sec. 342.02. Restriction on clearance along streams.

River and stream buffers required under the Environmental Protection Article of this Development Code shall be protected from all on-site activity and remain in their undisturbed natural state.

~~Sec. 342.03. Restriction on development approval of recently cleared land.~~

~~A preliminary plat for any type of subdivision or a site plan for any type of multi-family or nonresidential development shall not be approved if any portion of the property has been cleared of trees within 3 years prior to such approval request. This restriction may be waived by the Board of Commissioners upon a finding that:~~

- ~~a. The tree removal occurred as a bona fide agricultural activity; and,~~
- ~~b. A minimum basal area of at least 50 square feet per acre, distributed evenly throughout the property, was retained on the property at the time of tree removal, as certified by a qualified arborist or forester.~~

Sec. 343. Utility substations and solar energy systems.

Sec. 343.01. Static electric transformers and gas regulator stations.

Static electric transformers and gas regulator stations are subject to the following restrictions:

- a. In the R-1 zoning district, the structures are placed not less than 50 feet from any property line (25 feet in the R-2 zoning district).
- b. The structures are enclosed by a chain link security fence at least 8 feet high.
- c. No vehicles or equipment are stored on the premises.
- d. The lot is landscaped between the security fence and all property lines as follows:
  - (1) The front yard shall be heavily landscaped as defined in the Landscaping and Buffers Article of this Code; and either
  - (2) For any electrical power substation connected directly to a 115 kv transmission line (or greater), a landscape buffer meeting the requirements for an industrial use in the Landscaping and Buffers Article of this Code, must be planted and maintained along all side and rear property lines; or
  - (3) For all other utility substations, a buffer at least 10 feet wide meeting the requirements for a landscape buffer in the Landscaping and Buffers Article of this Code, must be planted and maintained along all side and rear property lines.

Sec. 343.02. Definitions related to solar energy systems.

**Photovoltaic (PV) System:** A solar energy system that produces electricity by the use of semiconductor devices, called photovoltaic cells, which generate electricity whenever sunlight strikes them. Included in a PV system are the solar energy generation mechanisms (e.g., panels or other assemblies of solar electric cells), inverters (devices that convert Direct Current electricity produced by the system to usable Alternating Current), batteries and battery systems that store electrical energy from the PV system for future use, meters, and electric transmission wires and conduits that facilitate connections with users and/or the local power grid.

**Solar Array:** A number of photovoltaic modules or panels that generate solar electricity, assembled or connected together to provide a single electrical output.

**Solar Array, Tracking:** A solar array that follows the path of the sun to optimize the amount of solar radiation received by the device. A tracking solar array may be ground mounted or building mounted.

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- (4) Visibility requirements at street intersections.
  - (a) At an intersection where traffic is to be controlled by stop signs on the minor road, said minor road shall be designed to intersect the major road in accordance with the standards imposed by the Georgia DOT, where applicable; and where not applicable the minor road shall intersect at such location as will provide minimum sight distance in either direction along the major road as required in Table 10.2.
  - (b) For the purpose of these intersection visibility requirements, land zoned A-1 or any one of the AR zoning districts shall be considered rural, and roads located therein shall be classified as rural. All other roads shall be classified as urban.
  - (c) Visibility distances at intersections shall be measured from a point on the centerline of the entering street 14.4 feet back from the nearest edge of the roadway in the abutting street, and extending in both directions along the abutting street. Minimum sight distances are to be measured from the driver's eyes, which are assumed to be 3.5 feet in height above the pavement surface, to an object 2 feet high on the pavement in the center of every on-coming travel lane.
- (5) Exceptions.
  - (a) Where it is deemed by the Public Works Director that the application of a minimum sight distance requirement would render a property undevelopable, the Public Works Director may require the installation of appropriate warning signs and flashing lights, a traffic signal, or other hazard reducing approach.
  - (b) Any modification to the required sight distances stated herein made by the Public Works Director for cause shall conform to the standards and requirements contained in AASHTO policy.

f. Dead-end streets (cul-de-sacs).

- (1) Cul-de-sac or permanent dead end streets shall be terminated by a turnaround. They shall be separated from the exterior boundary or topographic boundary of the subdivision by the depth of one lot or 80 feet, whichever is less.
- (2) Cul-de-sac streets ~~shall not exceed 1000 feet in length unless otherwise approved by the Public Works Director. They~~ shall terminate in a circular right-of-way with a minimum diameter of 140 feet and a paved diameter of 94 feet. This shall be measured to the edge of pavement in un-curbed cul-de-sacs and to the back of curb in curb and gutter cul-de-sacs.
- (3) A dead-end street other than a cul-de-sac shall not be allowed except as a temporary stage of construction of a street that will be extended in a later stage of construction. Such non-permanent dead end streets ~~may exceed 1000 feet in length, but~~ shall terminate in a turnaround with a minimum right-of-way of 90 feet in diameter. Said turnaround shall be provided with provisions for adequate grading, drainage and 6-inch thick gravel surface, and so indicated on the preliminary plat, final plat, and construction plans.

g. Alleys and service drives.

- (1) Alleys in residential subdivisions shall not be permitted, unless the alleys are intended to provide rear-access to garages on each lot and have a minimum roadway width of 20 feet of pavement, exclusive of curbs and gutters.
- (2) Alleys with a minimum width of 20 feet of pavement, exclusive of curbs and gutters, may be required by the Planning Director where necessary to provide access to the rear of two or more lots designated for multi-family, business, or industrial use.

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Sec. 1012.08. Access easements.

- a. Vehicular access may be provided from a public street via easement in any one or more of the following circumstances:
  - (1) The property existed in whole as a legal lot of record prior to the adoption of this Development Code, but does not meet the minimum frontage requirement for the applicable zoning district. The property must be served by an exclusive access easement that shall be limited to the provision of access to only one principal use or structure on one lot.
  - (2) The access easement serves one single-family residence on a lot which is otherwise a buildable lot of record, and which is sharing a common driveway with one other single-family residence, both of which meet the minimum size, frontage, lot width and other requirements of this Code.
  - (3) The access easement was lawfully established as such prior to the adoption of this Development Code.
  - (4) The access easement coincides with a private street approved by the County. The ownership and maintenance responsibility by private party(s) must be clearly established on the final plat of the development.
  - (5) The access easement serves a buildable lot of record which meets the minimum frontage requirements of this Development Code, but from which access cannot be achieved.
- b. Vehicular access to a nonresidential use that crosses property that is zoned or used for less intense purposes shall require Special Use approval from the Board of Commissioners following the procedures of the Procedures and Permits article of this Development Code.

Sec. 1012.09. Development Entrances

A single entrance road to a residential subdivision shall serve no more than 99 lots. When more than one entrance is required, the first additional entrance shall be provided to serve up to an additional 150 lots, and each additional entrance thereafter shall be provided for each additional 250 lots. Alternately, or in combination with additional subdivision entrances, improvements as described in Sec. 1013.04.d may be required.

Sec. 1013. Deceleration lanes and turn lanes.

Sec. 1013.01. Deceleration and turning lanes; where required.

Subdivision entrances from minor collector streets with an ADT equal to or greater than 500 vehicles per day and higher classifications shall include a deceleration lane.

Sec. 1013.02. Residential subdivision entrances.

- a. Entrance streets to all major residential subdivisions with greater than 10 lots and connecting to a minor collector, major collector or arterial street with an ADT equal to or greater than 500 vehicles per day, shall construct a deceleration lane at each entrance to the subdivision. See Sec. 1013.05, below.

Sec. 1013.03. Commercial/industrial subdivision entrances.

- a. A deceleration lane shall be installed at all entrance roads into a commercial or industrial subdivision connecting to a minor collector, major collector or arterial street with an ADT equal to or greater than 500 vehicles per day. See Sec. 1013.05, below.
- b. The Public Works Director may require a traffic study to determine if the project's size warrants a center turn lane, longer deceleration lane, an acceleration lane or other improvements. If the traffic study determines that the traffic generated by the project warrants it, the Public Works Director will require the additional improvements or other mitigating measures.

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required by the County for Americans with Disabilities Act compliance at the time of development construction. The Planning Director shall inspect the location and construction of the sidewalk, and shall not issue a Certificate of Occupancy until the required sidewalk is properly installed.

- a. Sidewalks shall be 4 inches thick, with a minimum width of 5 feet on all streets.
- b. A grass planting strip with a minimum width of 3 feet shall be provided between the back of curb and the sidewalk, with a 10 foot wide planting strip required for major collector and arterial streets.
- c. All sidewalks shall be sloped at the rate of ¼ inch per foot toward the street, unless otherwise approved.

Sec. 1014.02. Sidewalks; where required.

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Sidewalks shall not be required in subdivisions final platted prior to the 2019 code revision that required sidewalks. Except along state routes where sidewalks are not permitted by the Georgia Department of Transportation, sidewalks shall be provided for developments as follows:

- a. Along all rights of way in all commercial zones.
- b. In all non-conservation subdivisions in all zones except in the AG, AR-3, and AR districts, unless approved otherwise by the Board of Commissioners.
- c. In all conservation subdivisions in all zones, except that sidewalks do not have to be built along the frontage of all green space lots as long as pedestrian access is provided for to get from the residential lots to the green space lots.

Sec. 1015. Storm drainage.

See the Erosion Control and Stormwater Management Article of this Development Code for design requirements relating to storm drainage.

Sec. 1016. Utilities.

Sec. 1016.01. Utilities required.

Except for minor subdivisions otherwise exempt from the construction of utilities, the improvements listed below are required. Where installed upon property within the county at the time of construction, all such improvements shall be dedicated and conveyed or transferred to and the title shall vest in the county unless otherwise indicated on the recorded plat of subdivision. Nothing contained in this Section is in any way intended to affect matter of litigation pending between the county and/or their agencies at the time of enactment of this Development Code before courts of competent jurisdiction relating to the ownership of improvements required by this Section.

- a. Developer shall provide sanitary sewer or septic capacity, fire protection lines and necessary flows for the project as required by applicable codes. Said capacity shall be demonstrated to the satisfaction of the Utilities department in accordance with established codes prior to issuance of land disturbance and building permits.
- b. Developer shall be responsible for providing and paying for necessary water and sewer extensions including the addition of necessary capacity required to serve the development.

Sec. 1016.02. Water supply.

- a. Water supply and/or distribution system in accordance with the latest edition of Oconee County Water and Wastewater Standards or other such documents as adopted by the Board of Commissioners.
- b. All potable water systems shall be subject to applicable to the current "Rules for Safe Drinking Water: Chapter 391-3-5, Revised June 1989, Georgia Environmental Protection Division" and applicable county regulations, policies and construction standards

- c. Public water service shall be provided to every lot in every subdivision and to every development for both domestic use and fire protection if public water is available or under bid or contract to be available within 1,000 feet of the subdivision or development.

- (1) For major subdivisions with ten lots or less and a minimum lot size of 5 acres, wells may be utilized instead of public water service.

Sec. 1016.03. Fire hydrants.

- a. Fire hydrants are required in all subdivisions and development projects served by a public water system.
- b. Fire hydrant spacing shall be in accordance with the water system specifications of Oconee County. Placement of fire hydrants is subject to approval by the Oconee County Fire Department and Water Resources Department.
- c. Fire hydrants as specified by the Oconee County Fire Department shall be located every 500 feet or at every intersection, whichever is closer.

Sec. 1016.04. Sanitary sewage disposal.

- a. Sanitary sewer system with service connection to the property line for each parcel and lot; except in cases where septic tanks are approved.
- b. When a public sewer line and adequate treatment capacity is available within 1,500 feet of said subdivision by gravity flow, the subdivision system shall be connect to said public sewer system, provided however that residential subdivision lots may be served by adequate on-site sewerage management systems under the regulations of the County Health Department until such time as public system is required under the Oconee County Sewer Use Ordinance.
- c. When a public reuse water line is available within 1,500 feet of said subdivision, the subdivision shall install a gray-water reuse system and shall connect to said public reuse line.
- d. The provisions of this paragraph are further subject to any sewer use priority policies adopted by the Board of Commissioners from time to time.
- e. When in the written opinion of the Oconee County Health Department public sanitary sewers and treatment capacity are available within reasonable access of the subdivision or development project, the developer shall provide sanitary sewer services to each lot within the bounds of the subdivision or development project. All sewer service lines shall be installed by the subdivider.

Sec. 1017. Location of utilities and street cuts.

Sec. 1017.01. Location of utilities in streets.

- a. Utility lines shall be located in accordance with the street cross sections contained herein, or at such other locations as may be approved by Oconee County. Any underground utilities shall be installed with the surface having the same compaction as that of the paved way and marked on the plat to indicate the location of the underground utilities.