

**Thurston County**  
**Permitting System Policies & Procedures**

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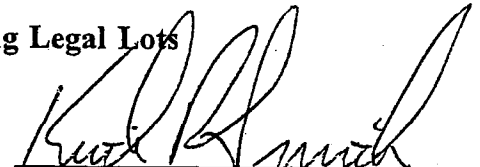
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**Number:** ONST.POL.806.98

**Title:** Minimum Land Area Requirements for Existing Legal Lots

**Related:** None

**Approved:**

  
Environmental Health Director

**Date:** June 12, 1998

**Cancels:** None

**WAC/Code:** WAC 246-272-20501 &  
Article IV Section 21

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**PURPOSE:** WAC 246-272-20501 (Article IV Section 21) specifies a minimum land area requirement for any new development that will utilize on-site sewage disposal. The minimum land area per unit is established according to soil type and type of water supply. Because not all existing legal lots of record in Thurston County meet the minimum land area requirements shown in Table VII, this policy is intended to clarify when the minimum land area requirement will be applied to proposals for development on existing legal lots of record. Authority to stipulate this policy comes from WAC 246-272-20501-4e and Article IV Section 21.4.5.

- 1) The Health Officer may consider existing legal lots for single family dwelling purposes without considering the dwelling unit per acre issue. The Health Officer may permit on-site sewage disposal on such lots if he/she finds that significant impact to ground and surface water or health hazards will not occur.
- 2) Proposals for developments other than one single family residence on existing legal lots are subject to the minimum land area requirements. Absent specific, applicable provisions in the recorded subdivision conditions, a proposal for anything other than one single family residence on an existing legal lot is subject to review under the provisions of Article IV Section 21, Table VII.

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