

Septic System Guidelines



Rebuild Submittal Checklist

- **SEPTIC EVALUATION**
Are you planning on connecting to your existing septic system? After your debris removal is complete, have the septic inspected by a Town-licensed evaluator.
- **SEPTIC REPAIRS**
Did your septic fail inspection or already have damage from debris removal? A septic repair permit will need to be issued before a building permit to rebuild can be issued.
- **ACCURATE SITE PLAN**
Whether submitting for a septic repair permit or to connect to the existing septic system, the site plan must accurately show where the septic is

ADDITIONAL DESIGN INFORMATION

- **SETBACKS**
Septic tanks and absorption fields need to be a minimum of 5' from all structures and side and rear property lines as well as 20' from road edge. If there are easements, water wells, or drainageways/ creeks, the setbacks may be greater. Tanks and fields going in driveways have additional requirements.
- **BEDROOM COUNT**
All properties that were previously developed have a septic system that was installed for a specific number of bedrooms. Make sure to confirm that bedroom count before having your house plans drawn.
- **MAXIMUM SQUARE FOOTAGE**
1, 2, and 3 bedroom residences have maximum square footages (not counting garages) based on their septic capacities. A one-bedroom home has a maximum square footage of 1,500 sq ft. A two-bedroom home has a max square footage of 2,200 sq ft and a three-bedroom home has a maximum of 2,900 sq ft.
- **WANT MORE BEDROOMS?**
If you're interested in building a home with more bedrooms than before, there is an additional review necessary before the building application submittal called a "Land Use Review" with the Onsite Wastewater Division.

