



County of Riverside  
**DEPARTMENT OF ENVIRONMENTAL HEALTH**

P.O. BOX 7909 • RIVERSIDE, CA 92513-7909

STEVE VAN STOCKUM, DIRECTOR

## Minimum Lot Size Requirements for Existing and New Parcels

The adoption of the Local Agency Management Program (LAMP) will take effect on or around December 17, 2016. This Program will change how the County of Riverside approves the use of Onsite Wastewater Treatment Systems (OWTS) on commercial and residential lots. Some of the key components to consider for development are:

### Existing Lots

- Lots existing prior to the LAMP adoption will be exempt from the Minimum Lot Size Requirement (MLSR).
  - An existing lot is defined by the following:
    - It is a legally recorded lot; or
    - It is a lot within a tract or parcel map approved by the Board of Supervisors.

### New Lots

- Newly proposed subdivisions or commercial projects on OWTS will be required to meet the MLSR.
  - ½ acre per lot up to 40 lot subdivision.
  - 2 ½ acre per lot for subdivisions greater than 40 lots. (Subdivisions greater than 40 lots with less than 2 ½ acre per lot must be sewerred).
  - ½ acre for each 3500 gallons per day waste discharge for commercial projects.

Note: Tentative tract and parcel maps currently in the planning process prior to the LAMP adoption will be considered exempt from the MLSR if both a “SAN 53”\* document from the Department of Environmental Health has been issued **and** an application has been formally submitted to the Planning Department (excludes PARs).

*\*A Sanitation Form 53 or “SAN 53” is a form required by County Ordinance No. 460 (Regulating Land Developments). The form is completed by the Department of Environmental Health prior to a developer filing the map and application with the Planning Department. This form addresses the water supply and the type of sewage disposal that will be permitted.*

**Important Note:** All lots, regardless of size or date of creation must be suitable and able to install a septic system. Limitations such as bedrock, slopes, proximity to surface water, and percolation rates may impact the ability to install a septic system. Approval of the LAMP will give the Department greater flexibility to build on otherwise unsuitable lots by allowing alternative methods of sewage disposal with various engineered options.