

Appendix 3-39

Prescription for the Balance of Wayne County Office of Environmental Services Jurisdiction

A. **Areas currently served with sanitary sewers (yellow)** – These areas are identified in the Comprehensive Plan as Growth Areas and Future Expansion Areas. A common policy of both areas is that public water and sanitary sewer service shall be required and on-lot wastewater systems should be prohibited. These areas are currently served with sanitary sewers.

1. **New Development:**

a. New development in this area will be required to connect and/or provide the necessary sanitary sewer infrastructure to connect to existing sewer lines to ensure that wastewater will be treated at a County or Municipality owned Wastewater Treatment Plant. The cost to connect and/or develop the infrastructure will be the developer's expense.

2. **Existing (developed) Properties (not required to tie into the sanitary sewer when the system was initially constructed):**

a. Existing sewage systems shall be required to connect to the existing sanitary sewer to ensure that wastewater will be treated at a County or Municipality owned Wastewater Treatment Plant when sanitary sewer becomes available and accessible, as determined by the Ohio EPA and/or the Wayne County Board of Health.

b. Failing sewage systems will be required to connect to the existing sewer system, fully observing all regulations of governing agencies. The cost to connect and/or to provide the necessary sanitary sewer infrastructure shall be borne by the property owner.

B. **Areas expected to be served with sanitary sewers within the next twenty (20) years (orange)** – These areas are identified in the Comprehensive Plan as the Transitional Areas. The infrastructure policy in this area is that public water and sanitary sewer service is preferred where logical extensions are recommended by the appropriate utility facilities plan, however, on-lot water and wastewater systems are expected (with Health Department and Ohio EPA approvals). Land irrigation is prohibited as a wastewater treatment option in this area. Development within this area shall be subject to the following:

1. **New Development:**

a. **Major Subdivisions**, as defined by the Wayne County Planning Subdivision Regulations, will be required to connect to the existing sanitary sewer system, fully observing all regulations of governing agencies. The cost to connect and/or to provide the necessary sanitary sewer infrastructure to connect to existing sewer lines shall be borne by the developer.

b. **Minor Subdivisions** and metes and bounds lots for single-family development, not adjacent to the existing sanitary sewer, may be developed, as determined on a case-by-case basis by the Board of County Commissioners for using non-discharging Household Sewage Treatment Systems (HSTS), in accordance with OAC 3701-29-02, and if the Board of Health finds that the soils are suitable to assure there will be no off-lot discharge of effluent.

- c. Multi-family, Commercial, and Industrial Development shall be classified as either low density/low flow or high density/high flow, as determined by the Ohio EPA. High density/high flow development shall be required to connect to the existing sanitary sewer system, fully observing all regulations of governing agencies. The cost to connect and/or provide the necessary sanitary sewer infrastructure to connect shall be borne by the developer. Low density/low flow development may occur using non-discharging Semi-Public Sewage Disposal Systems (SPSDS), in accordance with Ohio EPA requirements.
2. **Existing (developed) Properties:**
 - a. Existing (developed) properties shall be required to connect to the existing sanitary sewer, at the property owner's cost, as it becomes available and accessible, as determined by the Ohio EPA and the Wayne County Board of Health.
 - b. Failing sewage systems may be replaced and/or upgraded as necessary until such time as the sanitary sewer is available and accessible, as determined by the Ohio EPA and the Wayne County Board of Health, at which time, the property must be connected to the sanitary sewer system and the existing sewage system shall be abandoned, at the property owner's cost.
- C. **Areas expected to be served by individual on-lot systems or semi-public systems, and where local officials are oriented to maintaining an unsewered status for the foreseeable future (cream)** – These areas are identified in the Comprehensive Plan as the Conservation Area. The infrastructure policy in the Conservation Area is that on-lot water and wastewater systems are expected (with County Health Department and Ohio EPA approvals) with alternative wastewater technologies supported where meeting current health standards and practices. The extension of central sewers to these areas is prohibited. Land irrigation is prohibited as a wastewater treatment option in this area. Development within this area shall be subject to the following:
1. **New Development:**
 - a. These are rural areas with large undeveloped tracts of land. These are areas in which new development is expected to be large-lot, low density with non-discharging HSTSs and non-discharging SPSSDs as the primary method for the treatment of wastewater.
 2. **Existing (developed) Properties:**
 - a. Existing sewage systems which fail to operate may be replaced and/or upgraded as necessary.