

**PIMA COUNTY DEPARTMENT OF ENVIRONMENTAL QUALITY
TECHNICAL PROCEDURE**

POLICY NO.: Technical Procedure, TECH-207

EFFECTIVE DATE: April 5, 2002

POLICY: ONE ACRE LOT SIZE REQUIREMENT FOR “DRY-LOT” SUBDIVISIONS

The Pima County Department of Environmental Quality (PDEQ) protects the environment by determining the effective acreage of a residential lot for the purpose of installing water and an on-site disposal system.

PURPOSE: The purpose of this policy is to define “dry lot” subdivisions in order to consistently and appropriately apply the correct one acre lot size standard. The applicable regulations for this policy are Arizona Administrative Code R18-5-404, and Pima County Code 7.21.038.C.

PROCEDURE:

1. Determine if the subdivision is a “dry-lot” subdivision. “Dry-lot” subdivision is defined as one with both the water supply (well) and sewage disposal system being developed on the same lot. For this type of subdivision, the Arizona Administrative Code specifies that each lot must be one acre, **excluding** streets, alleys, easements, and other rights-of way. This mean the property itself must be one acre (43,560 square feet).
2. Apply Arizona Administrative Code to all “dry-lot” subdivisions.
3. Subdivisions that quality as “dry lot” subdivisions may comply with PDEQ’s Technical Procedure, TECH-207.

APPROVED BY:

Director

Date

Original Policy Approved: May 8, 1997

Date(s) Revised: March 10, 2000, April 5, 2002