

MINIMUM LOT SIZE WITHIN THE WATERSHED PROTECTION OVERLAY DISTRICTS

These are frequently asked questions regarding the minimum lot size allowed within the watersheds:

Is my property within a protected watershed?

1. When the Newton County Zoning Ordinance refers to a watershed overlay, it is referring to the Watershed Protection Overlay Districts referenced in **DIVISION 415: Watershed Protection Overlay, and DIVISION 420: Watershed Protection Overlay for Large Watersheds**.
2. These overlays are defined as those properties located within the boundaries designated on a map titled "Newton Watershed Protection Overlay Map" posted in the Planning and Development Department. If your property is not within the designated (colored) area on that map, the standards do not apply.

What is the minimum lot size allowed within these watershed overlays?

1. Only two of the Watershed Protection Overlay Districts have a minimum lot size greater than the zoning district:
 - a. The Small Water Supply Watersheds - Cornish Creek Reservoir (Lake Varner), Proposed Bear Creek Reservoir, Big Haynes creek Watershed and City Pond. (**DIVISION 415**); and
 - b. The Alcovy River/Little River Watershed (**DIVISION 420, Part One**)
2. If your property is shown colored on the map for these watersheds the minimum lot size is two acres.

Can these lot sizes be reduced if I do a conservation subdivision? (**DIVISION 430: Open Space Conservation Residential Overlay**)

1. Yes, under the following circumstances:
 - a. If you use septic, you may have a one-acre lot.
 - b. If you use public sewer, you may have a one-half acre lot.