



BREVARD COUNTY DENSITY RESTRICTIONS

The Department of Health does not issue building permits and thus cannot determine whether or not an owner can build on his/her property; however, the following information may be used to determine which type of onsite sewage treatment and disposal system may be required if a parcel of property does not have municipal sewer available.

What kind of potable water supply is available to the property – well or public/city water?

If the property has city water that loops the entire block (contact the local utility department for this information):

- With ¼ acre parcel of property (10,890 ft²), a standard septic permit may be issued presuming all requirements of Chapter 64E-6, F.A.C. have been met.
- With less than ¼ acre and the density of the block[†] does not exceed 66%, a standard septic permit may be issued presuming all requirements of Chapter 64E-6, F.A.C. have been met.
- With less than ¼ acre and the density of the block exceeds 66% a standard septic application will be denied due to block build out; however, a county variance[‡] may be applied for.

If the property has city water that does not loop the block (contact the local utility department for this information):

- With ½ acre parcel of property a standard septic permit may be issued presuming all requirements of Chapter 64E-6, F.A.C. have been met.
- With less than ½ acre and the density of the block does not exceed 30%, a standard septic permit may be issued presuming all requirements of Chapter 64E-6, F.A.C. have been met.
- With less than ½ acre and the density of the block exceeds 30%, a standard septic application will be denied due to block build out; however, a county variance may be applied for.

If the property has well water:

- With ½ acre parcel of property a standard septic permit may be issued presuming all requirements of Chapter 64E-6, F.A.C. have been met.
- With less than ½ acre and the density of the block does not exceed 30%, a standard septic permit may be issued presuming all requirements of Chapter 64E-6, F.A.C. have been met.
- With less than ½ acre and the density of the block exceeds 30%, a standard septic application will be denied due to block build out; however, a county variance may be applied for.

[†] The density of a block is determined by adding all houses on a block to all active septic permits, dividing that number by the total number of lots and multiplying the last number by 100%. i.e. (9 houses + 5 active permits)/40 lots on block "z" x 100% = 35%. ***The active septic permits change daily and are determined by the Brevard County Health Department on a case by case basis, therefore actual block density can only be determined by applying for an onsite sewage treatment and disposal system permit.***

[‡] A variance modifies specific rule requirements. Each variance is heard at the jurisdictional level by which the rule to be modified is governed. In this instance, where a local level (county) variance is required, the variance may be administratively approved by the local county health department with the installation of an NSF approved, Class I aerobic treatment unit or any other system providing a higher level of sewage treatment. Any deviations from these types of systems cannot be administratively approved and must be heard by the Brevard County Onsite Sewage Disposal Variance Board.