

SECTION 6: MINIMUM LOT SIZE

6.1 The minimum lot size for all subdivisions, and the corresponding maximum number of bedrooms for residential uses and maximum discharge of sewage for all septic system designs, shall be based on the following.

6.1.1 For the determination of the actual soil type(s) present, the applicant shall submit for all subdivisions a site specific soil map prepared in accordance with "Site-Specific Soil Mapping Standards For New Hampshire and Vermont", SSSNNE Special Publication No. 3, Version 4.0, February 2011 (as amended). Soil Maps shall be prepared by field examination and stamped by a soil scientist certified by the State of New Hampshire Board of Natural Scientists (RSA 310-A).

6.1.2 The soils information contained in the USDA Natural Resource Conservation Service (NRCS) Web Soil Survey may be used, instead of a Site Specific Soil Map, to determine the soils present in the parcel proposed for some or all of the lots created by a subdivision, provided that none of the soil map units on the property is a complex of soils with dramatically different characteristics, as demonstrated by a representative number of detailed soil profile descriptions that characterize the variations in each soil map unit.

6.1.3 Except as modified by 6.1.5, the minimum lot size for all subdivisions shall meet the area requirements specified for a four-bedroom dwelling in the minimum lot size by site-specific soil map types table contained in "Soil Based Lot Sizing: Environmental Planning for Onsite Wastewater Treatment in New Hampshire", Society of Soil Scientists of Northern New England Special Publication No. 4, Version I, September, 2003 (as amended). When more than one soil type is present in a parcel proposed for subdivision, the maximum number of lots to be permitted on that parcel will be determined by summing the number of lots permitted for each type of soil present in the parcel. The number of lots permitted for a single type of soil is determined by dividing the area (in square feet) covered by the soil type by its minimum lot size obtained from the site-specific soil map tables.

Maximum #	Area (in sq. ft.)	Area (in sq. ft.)	
of Lots =	<u>of Soil Type A</u> +	<u>of Soil Type B</u> +	etc.
Permitted	Minimum Lot Size	Minimum Lot Size	
	permitted for Soil	permitted for Soil	
	Type A from Table	Type B from Table	

6.1.4 For a single family Dwelling Unit with more than four bedrooms or a principal Dwelling Unit with an Accessory Apartment, the minimum lot size allowed shall be determined by applying the formula in Section 6.1.5.

6.1.5 For Cluster Single-Family Development and Multi-Family Residential Development, the minimum lot size per Dwelling Unit permitted shall be adjusted according to the Dwelling Unit size as listed by the following formulas:

Dwelling Units with one or two bedrooms:

Minimum Lot Size (in sq. ft.) = (Lot Size from Site-Specific Soil Map Table) X 0.60

Dwelling Units with three bedrooms:

Minimum Lot Size (in sq. f t.) = (Lot Size from Site-Specific Soil Map Table) X 0.83

Dwelling Units with four bedrooms:

Minimum Lot Size (in sq.ft.) = (Lot Size from Site-Specific Soil Map Table) X 1.0

Dwelling Units with more than four bedrooms:

Minimum Lot Size (in sq.ft.) = (Lot Size from Site-Specific Soil Map Table) X (# of bedrooms)/4

For example if the analysis of the soils on a given parcel indicated the maximum number of lots permitted was 3.4, then 2 four-bedroom homes each with an Accessory Apartment could be built.

6.1.6 For Commercial Uses and/or industrial uses, the lot size shall be the greater of the Lot Size from the Site-Specific Soil Map Tables or the Lot Size determined by the formula:

$$\text{Minimum Lot Size (sq. ft.)} = \frac{\text{Estimated Daily Discharge of Sewage in Gallons}}{600 \text{ g.p.d.}} \times \text{Lot Size from Site-Specific Soil Map Tables}$$

(Formula based on N.H Code of Administrative Rules Env-Wq 1005.04)

6.1.7 For proposed septic system designs for buildings on existing lots, the proposed number of bedrooms for residential uses and maximum discharge of sewage for commercial uses shall be limited to that which maintains compliance with the minimum lot size requirement specified in this Section 6. In the case of septic system designs for proposed two or three-bedroom dwellings on lots of record, they shall be considered according to 6.1.5.