

City of Manchester

Minimum Lot Size Requirements for On-Site Sewage Disposal Systems

- (1) When a lot for a single-family residence has more than one soil type, the lot size shall be calculated on the basis of the site loading for each soil type. However, in all cases there shall be a minimum of 23,500 contiguous square feet of soil suitable for a receiving layer. At least 4,000 square feet of this contiguous area shall be suitable for the placement of an individual sewage disposal system.
- (2) To show the suitable contiguous area, the applicant shall:
 - (a) Show the area on the plan with the test pit; or
 - (b) Submit an acceptable individual sewage disposal system design meeting all other requirements of the City of Manchester and NH DES.
- (3) When test pits indicate conditions better than those implied by the Natural Resource Conservation Service soil maps, a staff member of the Health Department shall look at test pits to determine the soil capability. When the owner reports conditions worse than those indicated by the Natural Resource Conservation Service soil maps, then the owner's data shall be used as a basis for calculating minimum lot size.
- (4) Land created by filling with soil from offsite, as classified by the Natural Resource Conservation Service, shall be assessed by its own soil characteristics.
- (5) Ponds, streams, perennially wet areas and very poorly drained soils shall not be included in calculating minimum lot size, even though lot boundaries might include these areas. However, Group 5 soils may fulfill up to 25% of the required minimum lot size.
- (6) An interest in land conveyed by an easement or right-of-way such as for power lines, which allows the grantor to dispose of sewage within the easement or right-of-way may be counted in figuring the grantor's lot size. However, the easement or right-of-way land area shall not be counted as disposal area by the grantee.
- (7) Areas of ledge outcrop shall not be counted for sewage loading.
- (8) The slope of the land shall be figured in the lot size requirements. Land with slope in excess of 35% shall not be counted toward minimum lot size requirements. The lot shall have an area with a slope less than 15% suitable for the location of an effluent disposal area.
- (9) The slope of the lot shall be determined by finding the average slope across the lot, measured perpendicular to the contours.
- (10) For lots with peaks, gullies, or ridges, composite average slope shall be used.

Minimum Lot Sizes – Residential, 1 to 4 Bedrooms

The minimum lot size for single-family residences of not more than 4 bedrooms, where each lot has or is proposed to have municipal water supply and an on-site sewage disposal system shall be determined in accordance with the following:

Manchester – with municipal water in sqft					
Soil Group	1	2	3	4	5
<i>Slope</i>					
0-8% or	23,500	26,000	32,000	32,000	NB
A/B	1				
9-15%	25,000	29,000	38,500	40,000	NB
C					
16-25%	28,200	36,660	48,880	40,655	NB
D	1.2	1.56	2.08	1.73	
26-35%	30,550	39,715	56,400	44,650	NB
E	1.3	1.69	2.4	1.9	

The minimum lot size for single-family residences of not more than 4 bedrooms, where each lot has or is proposed to an on-site water supply and an on-site sewage disposal system shall be determined in accordance with the following:

Manchester- with on-site water in sqft					
Soil Group	1	2	3	4	5
<i>Slope</i>					
0-8% or A/B	35,250	39,000	48,000	48,000	NB
9-15% C	37,500	43,500	57,750	60,000	NB
16-25% D	42,300	54,990	73,320	60,983	NB
26-35% E	45,825	59,573	84,600	66,975	NB
	1.3	1.69	2.4	1.9	

For purposes of determining minimum lot sizes, soil groups shall be as follows:

- (a) Group 1 soils shall be well-drained to excessively well-drained soils with rapid permeability.
- (b) Group 2 soils shall be well-drained soils with moderate permeability.
- (c) Group 3 soils shall be moderately well-drained and well-drained hardpan.
- (d) Group 4 soils shall be bedrock relatively close to the surface. Where ledge is encountered, Group 4 soils shall apply.
- (e) Group 5 soils shall be poorly-drained soils (not buildable).
- (f) Group 6 soils shall be very poorly-drained soils (not buildable).
- (g) Specific names of soils in each group are attached.

Minimum Lot Size Requirements Commercial and Other Residential Lots:

Minimum lot sizes shown above are for single-family residences with no more than 4 bedrooms. Other uses may necessitate larger lot sizes, which shall be computed in accordance with NH DES guidelines, except that the lot sizes for a planned residential development, group residence, condominium association, or similar development shall be consistent with the following:

- (1) Development on the lot shall be such that dwelling density is consistent with lot size requirements for single family homes listed on the chart above, or
- (2) Development of the lot may be in accordance with NH DES guidelines providing that a suitable area for a replacement effluent disposal system is reserved on the lot for use in the event that a replacement effluent disposal system becomes necessary. The reserved area shall meet the requirement so the City of Manchester and the NH DES and shall be clearly portrayed on the development plan.