

ZONING AND LAND USE ORDINANCE



TOWN OF NEW DURHAM, NH

**ADOPTED MARCH 8, 1971
LATEST AMENDMENT MARCH 08, 2022**

TOWN OF NEW DURHAM ZONING AND LAND USE ORDINANCE

D. Effective Date

This ordinance shall take effect upon the date which it is voted upon and passed.

E. Amendments.

This Ordinance may be amended as set forth in RSA 675:3. Amendment requires a majority vote by ballot at a Town Meeting.

F. Documents.

The following documents are herein adopted as part of this Ordinance:

Table 1: Documents Table		
Document	Date	Comment/Location
Official Zoning Map of the Town of New Durham	2013	Land Use Office
Land Use Suitability Map	1979	Land Use Office; Article VII, Special Exceptions
Soils Map (Soil Survey of Strafford County, NH; Potential Unconsolidated Deposit Aquifers by Soils, Strafford County) New Durham Soils Map	1973 1986 2022	Soil Survey referenced in Article XII, Aquifer Protection Overlay; located in Land Use Office, and Article XIII, Wetland Conservation Overlay Soils Data from the Soil Survey Geographic (SSURGO) Database for New Hampshire and the Natural Resources Conservation Service (NRCS); last updated in 2020.
High Intensity Soil Mapping Standards for NH, December 2017		Published by the Society of Soil Scientists of Northern New England. (See: https://sssnne.org/sssnne-publications/) Referenced in Article V, Dimensional Requirements for Town of New Durham
USDA NRCS Web Soil Survey		United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey. (See: https://websoilsurvey.nrcs.usda.gov/app/) Referenced in Article V, Dimensional Requirements for Town of New Durham
Conservation Focus Area District for the Town of New Durham	2008	District Boundaries Article X, Conservation Focus Area District
New Durham Natural Resource Inventory	2011	Land Use Office and town website

TOWN OF NEW DURHAM ZONING AND LAND USE ORDINANCE

Curve Number (CN): A numerical representation used to describe the storm water runoff potential for a given drainage area based on land use, soil group, and soil moisture, derived as specified by the U.S. Department of Agriculture, Natural Resources Conservation Service (USDA/NRCS).

Designated Open Space: A portion of a subdivision site held in common interest by the subdivision's property owners, Town, or recognized conservation organization that is permanently set aside for public or private use and shall not be developed.

Developable Land: The area of the lot minus that portion classified as "very poorly drained" and/or "poorly drained", or having a slope exceeding 15% as found in the ~~Strafford County Soil Survey, dated March 1973~~ **United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey**, as amended, and/or as further delineated by qualified person(s) after a site inspection.

Developer: A person who undertakes or proposes to undertake land disturbance activities.

Development: Any use or activity that results in alteration of the land surface, the removal of vegetation, or alters the natural drainage of a site and/or the construction of buildings and/or structures.

Drainage Area: A geographic area within which storm water, sediments, or dissolved materials drain to a particular receiving water body or to a particular point along a receiving water body.

Duplex: A two family dwelling joined by a common wall, which is not an accessory dwelling to a single family dwelling, and which has two separate entrances.

Dwelling: A building with one or more sections or rooms for residential use, including but not limited to eating, cooking, sleeping, sanitary facilities and living areas.

Dwelling Unit: A separated area within a dwelling to be used by one person or family with its own and separate bath, toilet and kitchen facilities.

Dwelling Unit, Accessory: "Accessory Dwelling Unit" (ADU), means a residential living unit that is subordinate to a primary single family dwelling that provides independent living for one or more persons including provisions for sleeping, cooking, eating and sanitation on the same parcel of land as the primary dwelling it accompanies and is subject to requirements and standards as outlined below in this Zoning Ordinance.

Dwelling Unit, Accessory, Attached: An Accessory Dwelling Unit within or attached to the primary dwelling.

V. Dimensional Requirements for Town of New Durham.

A. Applicability.

Provisions of this section apply throughout the Town of New Durham unless otherwise addressed specifically in the overlay districts articles of this Zoning and Land Use Ordinance, other local regulation, or state or federal regulation.

B. Dimensional Requirements.

The following dimensional requirements shall apply to land within the Town of New Durham.

1. Except as noted below, all lots shall have frontage on a Class V or better road meeting the requirements for road frontage of this ordinance. Any subdivision approval of such a lot or lots must pass a percolation test and have state approval for a septic facility prior to a building permit to be issued.
2. Lot Area Requirements
 - a. See Table 3 for Dimensional Requirements of lot sizes in the Zoning Districts.
 - b. Lot Requirement: Each lot proposed for residential use shall have at least one area suitable for a home site and a nearby area suitable for sewage disposal, with reasonable access to both.
 - c. Lot Area: Soil based lot sizing standards are used to determine lot area requirements based on the soil type. Minimum lot sizes for single and two family dwellings within all subdivisions shall meet the lot size requirements as specified in Appendix A, Minimum Lot Size By Soil Type either Table 1 or Table 2. Table 1: Minimum Lot Size by Soil Type is based on High Intensity Soil Sample Survey (H.I.S.S.) soil types derived from using the "High Intensity Soil Mapping Standards for NH", December 2017. Table 2: Minimum Lot Size by Soil Type uses the U.S.D.A. Soil Survey is based on USDA NRCS Web Soil Survey soil types derived from using the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey (see Table 1 in Article II for Reference to above documents).
 - i. When using Table 1, tests for determining soil information shall be performed by a ~~qualified soil scientist~~ **New Hampshire Certified Soil Scientist** using on-site inspections.
 - ii. When using Table 2, soil information shall be determined by using the ~~U.S.D.A. Soil Survey dated March 1973, or data generated by a qualified soil scientist.~~ **USDA NRCS Web Soil Survey.**
 - iii. **When available, HISS information shall be used instead of NRCS information, as HISS information is based on a more detailed soil survey, and provides a better representation of what exists at the site. (Adam Doiron email 2021Oct05)**
 - iv. When more than one soil type is found on a lot, a weighted average of those soils occurring on the lot shall be used to determine the minimum lot size.

TOWN OF NEW DURHAM ZONING AND LAND USE ORDINANCE

- v. When a project is associated with a NHDES Alteration of Terrain Permit Application, HISS Soil Types shall be included on the required Site-Specific Soil Map so they can be used with Table 1. (Adam Doiron email 2021Oct05)
- vi. The minimum lot size shall be sixty thousand (60,000) square feet.
- vii. For every bedroom over four (4) in a proposed single family dwelling (including any accessory dwelling) or a two family dwelling, the minimum lot area shall be increased by one-fourth (1/4) of the original minimum lot size requirement.
- viii. Any lot with less square footage and/or width and/or depth than required under item (1), (2) or (3) above, which is a recorded lot may be built on for a single family dwelling and garage providing septic system approval is obtained and other Building and Zoning regulations are satisfied.

C. Road Frontage.

The minimum road frontage on a road built to Town Standards and approved by the Planning Board shall be based on lot size and specified in Table 2.

Table 2: Minimum Road Frontage Requirements	
Lot Size	Road Frontage
80,000 sq. ft. or less	150 feet
From 80,000 sq. ft to 5 acres (217,800 sq ft)	200 feet
From 5 acres to 10 acres	250 feet
From 10 acres to 15 acres	300 feet
From 15 acres to 20 acres	350 feet
Over 20 acres	400 feet

D. Setbacks.

No new building shall be less than twenty (20) feet from the road frontage property line of any road or fifteen (15) feet from the property line of an abutter.

E. Flood Hazard Area and Water Body Setbacks.

No new buildings, except for water-related structures, shall be located in a flood hazard area, or less than seventy-five (75) feet from any water body or river.

TOWN OF NEW DURHAM ZONING AND LAND USE ORDINANCE

2. Minor subdivisions will be required to have a Design Review prior to formal application under the following conditions:
 - a. Expansion of an existing roadway,
 - b. Environmental Factors:
 - i. Development of land containing prime agricultural soils or soils of statewide importance as mapped by the ~~Strafford County Soil Survey (1973 or as amended)~~ **USDA NRCS Web Soil Survey**,
 - ii. The parcel contains land that falls within the shorefront conservation area, or abuts or includes a river or perennial stream,
 - iii. Slopes greater than 15% cover more than 20% of the parcel.
 - iv. The parcel contains documented rare, threatened or endangered species or contains habitat likely to support such species known to occur within the vicinity as determined by an environmental consultant.
 - v. The parcel overlays a stratified drift aquifer as identified via United States Geological Survey aquifer mapping.
 - vi. The parcel falls within the Conservation Focus Area overlay district.
 - c. Other Factors
 - i. The parcel contains historic, cultural or archeological sites.
 - ii. The parcel could potentially impact critical View sheds (i.e. hillsides and ridgelines).

J. Outdoor Storage of Used or Dismantled Items and Materials.

1. Purpose: The outdoor storage or display of used, discarded, dismantled or salvaged items and materials, and machinery junk, though not necessarily meeting the definition of “junkyard” under RSA 236:112 can have just as substantial an adverse effect on surrounding properties, the environment and the public welfare as a junkyard. The purpose of this section, therefore, is the prevention and abatement of public nuisances.
2. Regulation: Notwithstanding any other section of this Ordinance, no land in any district shall be used for the keeping, storing, display or accumulation, in any unroofed area for more than 48 hours, of any used, second-hand, discarded, dismantled or salvaged items or materials or machinery junk of such volume as to constitute an eyesore and/or a public nuisance, except in conformity with the following:
 - a. All such items and materials shall be completely and opaquely screened from view from abutting parcels and from public ways.
 - b. The use of the premises is in compliance with all other New Durham Zoning Land Use Ordinances and Regulations.
3. The outdoor storage of machinery junk, or display of used, discarded, dismantled, or salvaged items and materials located or maintained in violation of the provisions of this ordinance is hereby declared a nuisance.
4. Applicability: This section shall not apply to the keeping, storage, or display of motor vehicles, or trailers, OHRVs, motorized heavy equipment, or watercraft, so long as such items are in good working condition and not considered as end-of-life junk; nor shall it apply to Solid Waste Disposal facilities permitted by the State nor to temporary yard

XII. Aquifer Protection Overlay District.

A Purpose/Authority.

Purpose: In the interest of public health, safety, and welfare, these regulations are intended to provide guidance for the use of land within the Aquifer Protection Overlay District. It is the objective of the ordinance to:

1. Protect alternative sources of water supply; and,
2. Protect the overall water quality; and,
3. Encourage wise development practices within the Aquifer Protection Overlay District Zone and,
4. Preserve and enhance the aesthetic values associated with the Town of New Durham.

The Aquifer Protection Overlay District identifies potential aquifer areas by soil types, which protects water supply sources and encourages wise development in areas associated with known aquifers.

B. District Boundaries.

1. The New Durham Aquifer Protection Overlay District areas are defined as those areas in town that fall into the County listing of “Potential Unconsolidated Deposit Aquifers by Soils” according to United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey prepared by Strafford County, NH (Soil Survey of Strafford County, New Hampshire, March 1973 or as revised) and are shown on the [New Durham Soils Map 2022 map](#) on file in the Land Use Office.
2. Where there is a question or dispute as to whether the land in question does in fact lie within the Aquifer District, if it can be shown through an engineering analysis that it is not in the Aquifer District, then the provisions of this Article do not apply. All cost for the engineering analysis must be borne by the applicant or landowner and/or his/her agent. The engineer/consultant selected by the landowner must have expertise in groundwater hydrology and be approved by the Planning Board.

C. Dimensional Requirements: Aquifer Protection Overlay District.

Dimensional controls shall be the same as would normally be permitted in the underlying zoning district, except that not more than 20 percent of a lot shall be covered by impervious surfaces.

D. Permitted Uses.

Permitted uses, with the exception of those expressly prohibited below, shall be the same as those districts within which the aquifer protection overlay lies.

E. Uses Allowed with Special Exception.

Commercial, industrial and municipal uses shall be permitted by Special Exception after an environmental impact study has been completed and the study concludes that the commercial

XIII. Wetland Conservation Overlay District.

A. Purpose.

Restricts construction in environmentally sensitive wetland areas and disallows very poorly drained soils from being considered toward meeting the requirements of minimum lot sizes in new subdivisions. These regulations are intended to be in the interest of public health, safety, and welfare:

1. To provide guidance for the use of areas of land with standing water or extended periods of high water tables.
2. To control the development of structures and land uses on naturally occurring wetlands which would contribute to the pollution of surface and ground water.
3. To prevent the destruction of natural wetlands that provide flood protection, recharge the groundwater supply and augment stream flow during dry periods.
4. To prevent unnecessary or excessive expenses to the town by providing and maintaining essential service and utilities which arise because of unwise use of wetlands.
5. To encourage those uses that can be appropriately and safely located in wetland areas.
6. To preserve wetland for other ecological reasons such as those cited in R.S.A. 483-A:1-b.
7. To preserve and enhance those aesthetic values associated with wetlands of New Durham.

B. Boundary.

1. The Wetlands Conservation Overlay District is defined as those areas delineated as very poorly and poorly drained soils by the U.S. Department of Agriculture, **Natural Resources Conservation Service (NRCS) Web Soil Survey prepared by Strafford County, NH and are shown on the New Durham Soils Map 2022 on file in the Land Use Office.**
2. ~~Soil Conservation Service, in the “Soil Survey of Strafford County, New Hampshire”, dated March 1973 (as amended).~~ The Wetlands Conservation Overlay District also includes those areas such as swamps, marshes, bogs, ponds and lakes that are in-undated or saturated by surface or ground water at a frequency and duration sufficient to support a prevalence of vegetation adapted for life in saturated soil conditions.
3. The limits of the Wetlands Conservation Overlay District are hereby determined to be areas of one acre or more in size, or of any size if contiguous to surface waters such as lakes, ponds, and streams, subjected to high water tables for extended periods of time and include, but are not necessarily limited to, all such areas delineated as wetlands on the current “Soil Conditions” map (New Durham Natural Resource Inventory Map. Titled “Soil Conditions”).
4. Where it is alleged that an area has been incorrectly delineated as a wetland; or that an area not so designated meets the criteria for wetlands designation; or upon written petition of the land owner or abutter, the Planning Board shall determine whether the regulations contained herein have application.

TOWN OF NEW DURHAM ZONING AND LAND USE ORDINANCE

The Planning Board shall make their determination under this section only upon the documentation by a ~~qualified soil scientist(s) and/or plant scientist(s)~~ **New Hampshire Certified Soil Scientist(s) and/or New Hampshire Certified Wetland Scientist(s)** on the basis of additional on-site investigation or other suitable research that the information contained on the Wetlands Map is incorrect. This evidence shall be acceptable only when presented in written form by said scientist(s) to the Planning Board. Any necessary soil testing procedures shall be conducted at the expense of the landowner or developer.

C. Relation to Other Districts.

Where the Wetlands Conservation Overlay District is superimposed over another zoning area, the more restrictive regulations shall apply.

D. Permitted Uses.

Permitted uses are those not requiring the erection or construction of any structures or buildings, not altering the natural surface configuration by the addition of fill or by dredging, and uses otherwise permitted by the zoning ordinance. Such uses may include the following:

1. Forestry-tree farming, using best management practices in order to protect streams from damage and to prevent sedimentation;
2. Cultivation and harvesting of crops according to recognized soil conservation practices, including the protection of wetlands from pollution caused by fertilizers, pesticides and herbicides used in such cultivation;
3. Wildlife refuges;
4. Parks and recreation uses consistent with the purpose and intent of this ordinance;
5. Conservation areas and nature trails;
6. Open spaces as permitted or required by the subdivision regulations or zoning ordinance.

E. Special Exceptions.

Special Exceptions may be granted by the ZBA, after proper public notice and public hearing for undertaking the following uses in the Wetlands Conservation Overlay District when the application has been referred to the New Durham Conservation Commission, NH-DES and to the New Durham Planning Board for review and comment at least twenty (20) days prior to the hearing:

1. Streets, roads and other access ways and utility right-of-way easements, including power lines and pipe lines, if essential to the productive use of land not defined as wetlands, and if located and constructed so as to minimize any detrimental impact upon the wetland;
2. Water impoundments;
3. Any use not otherwise permitted in the Wetlands Conservation Overlay District, if it can be shown the proposed use is not in conflict with any or all of the purposes and intentions listed in Section A of this article.

F. Special Provisions.

1. No septic tank or leach field may be constructed or enlarged closer than seventy-five (75) feet to any wetland.
2. No part of very poorly drained soil type will be considered as part of minimum size requirement of any lot.
3. Poorly drained soil types may be used to fulfill 25 percent of the minimum size requirement of any lot.
4. All land included in the Wetlands Conservation Overlay District shall be appraised for tax purposes at its full value in money, based on its market value as undevelopable land required to remain in open space.

G. Soil Series and Land Types.

Soils commonly associated with wetlands as described by the ~~Soil Survey of Strafford County, New Hampshire, dated March 1973~~ **USDA NRCS Web Soil Survey**, include the following “very poorly drained” and “poorly drained” soils:

1. Very Poorly Drained Soils include:
 - a. Fresh water marsh (FA)~~2~~
 - b. Muck and Peat (Mp)
 - c. Whitman very stony **fine sandy loam**(Wa)
2. Poorly Drained soils include:
 - a. Leicester (~~LeB~~) (LeA) (LeB)
 - b. Leicester-Ridgebury (LrA) (LrB)
 - c. Ridgebury (RgA) (RgB) (~~RtA~~) (~~RtB~~) (**RIA**) (**RIB**)
 - d. Saugatuck (Sb)
 - e. **Rumney (Ru)**

Soils with drainage class of 5 or 6 on the high intensity soil map are wetland soil.

H. Separability.

If any section, provision, portion, clause, or phrase of this article shall be held invalid or unconstitutional by any court or competent authority, such holding shall not affect, impair or invalidate any other section, provision, position, clause, or phrase of this ordinance.

I. Conflict with Other Regulations.

Where any provision of this article is in conflict with State law or other local ordinance, the more stringent provision shall apply.

Appendix A: Minimum Lot Size by Soil Type

Minimum Lot Size by Soil Type – High Intensity Soil Survey (HISS)					
Soil Type	Lot Size	Soil Type	Lot Size	Soil Type	Lot Size
111BH	60000	128BH	80000	217BH	60000
111CH	60000	128CH	100000	217CH	75000
111DH	60000	128DH	140000	217DH	100000
112BH	75000	161BH	60000	218BH	80000
112CH	80000	161CH	60000	218CH	100000
112DH	95000	161DH	70000	218DH	140000
117BH	60000	167BH	60000	221BH	60000
117CH	75000	167CH	85000	221CH	60000
117DH	100000	167DH	85000	221DH	60000
118BH	80000	168BH	90000	222BH	75000
118CH	100000	168CH	110000	222CH	80000
118DH	140000	168DH	150000	222DH	95000
121BH	60000	211BH	60000	223BH	60000
121CH	60000	211CH	60000	223CH	75000
121DH	60000	211DH	60000	223DH	100000
122BH	75000	212BH	75000	227BH	60000
122CH	80000	212CH	80000	227CH	75000
122DH	95000	212DH	95000	227DH	100000
127BH	60000	213BH	60000	228BH	60000
127CH	75000	213CH	75000	228CH	100000
127DH	100000	213DH	100000	228DH	140000

TOWN OF NEW DURHAM ZONING AND LAND USE ORDINANCE

Minimum Lot Size by Soil Type – High Intensity Soil Survey (HISS)					
Soil Type	Lot Size	Soil Type	Lot Size	Soil Type	Lot Size
231BH	60000	251BH	90000	311BH	60000
231CH	60000	251CH	135000	311CH	90000
231DH	60000	251DH	160000	311DH	120000
233BH	60000	253BH	90000	312BH	95000
233CH	75000	253CH	135000	312CH	125000
233DH	100000	253DH	160000	312DH	155000
237BH	60000	257BH	90000	313BH	60000
237CH	75000	257CH	135000	313CH	90000
237DH	100000	257DH	160000	313DH	120000
238BH	80000	258BH	130000	317BH	60000
238CH	100000	258CH	190000	317CH	90000
238DH	140000	258DH	240000	317DH	120000
241BH	60000	261BH	60000	318BH	100000
241CH	75000	261CH	60000	318CH	120000
241DH	100000	261DH	70000	318DH	160000
243BH	60000	263BH	60000	321BH	60000
243CH	75000	263CH	85000	321CH	75000
243DH	100000	263DH	110000	321DH	100000
247BH	60000	267BH	60000	322BH	85000
247CH	75000	267CH	85000	322CH	100000
247DH	100000	267DH	110000	322DH	135000
248BH	90000	268BH	90000	323BH	60000
248CH	130000	268CH	110000	323CH	90000
248DH	180000	268DH	150000	323DH	120000

TOWN OF NEW DURHAM ZONING AND LAND USE ORDINANCE

Minimum Lot Size by Soil Type – High Intensity Soil Survey (HISS)					
Soil Type	Lot Size	Soil Type	Lot Size	Soil Type	Lot Size
327BH	60000	347BH	75000	367BH	70000
327CH	90000	347CH	100000	367CH	100000
327DH	120000	347DH	125000	367DH	130000
328BH	100000	348BH	115000	368BH	110000
328CH	120000	348CH	155000	368CH	130000
328DH	160000	348DH	205000	368DH	170000
331BH	75000	351BH	90000	411BH	90000
331CH	100000	351CH	135000	411CH	135000
331DH	125000	351DH	160000	412BH	145000
333BH	75000	353BH	90000	412CH	190000
333CH	100000	353CH	135000	413BH	90000
333DH	125000	353DH	160000	413CH	135000
337BH	75000	357BHJ	90000	417BH	90000
337CH	100000	357CH	135000	417CH	135000
337DH	125000	357DH	160000	418BH	150000
338BH	115000	358BH	130000	418CH	180000
338CH	155000	358CH	190000	421BH	75000
338DH	205000	358DH	240000	421CH	115000
341BH	75000	361BH	70000	422BH	130000
341CH	100000	361CH	100000	422CH	155000
341DH	125000	361DH	240000	423BH	90000
343BH	75000	363BH	70000	423CH	135000
343CH	100000	363CH	100000	427BH	90000
343DH	125000	363DH	130000	427CH	135000
428BH	150000	443BH	115000	458BH	195000

TOWN OF NEW DURHAM ZONING AND LAND USE ORDINANCE

Minimum Lot Size by Soil Type – High Intensity Soil Survey (HISS)					
Soil Type	Lot Size	Soil Type	Lot Size	Soil Type	Lot Size
428CH	190000	443CH	150000	458CH	285000
431BH	115000	447BH	115000	461BH	105000
431CH	150000	447CH	150000	461CH	150000
433BH	115000	448BH	175000	463BH	105000
433CH	150000	448CH	235000	463CH	150000
437BH	115000	451BH	135000	467BH	105000
437CH	150000	451CH	205000	467CH	150000
438BH	175000	453BH	135000	468BH	165000
438CH	235000	453CH	205000	468CH	235000
441BH	115000	457BH	135000		
441CH	150000	457CH	205000		

The soil types listed below have one or more limiting characteristics that make the soil type “NA” (Not Allowed) or require further on site investigation, regardless of other soil characteristics present.

5****	NA, poorly drained soil
6****	NA, very poorly drained soil
76***	NA, without additional information. Drainage Class not determinable. Additional information is needed such as piezometric monitoring well data
*66**	NA, fill material does not meet the fill standards (See HISS Standards)
*75**	NA, floodplain soil
4	NA, Shallow to ledge (0-20 inches)
***E*	NA, Steep slopes (25%-35%)
***F*	NA, Very Steep slopes (>35%)
****P	NA, preliminary info that does not meet the standards for high intensity soil maps

TOWN OF NEW DURHAM ZONING AND LAND USE ORDINANCE

Minimum Lot Size by Soil Type – U.S.D.A. Soil Survey					
Soil Type	Lot Size	Soil Type	Lot Size	Soil Type	Lot Size
AcB	60000	HaC	60000	PdE	Max 25%
AdB	100000	HbE	Max 25%	Po	Max 25%
AdC	150000	HdC	150000	RgA	Max 25%
CfB	60000	HeD	250000	RgB	Max 25%
CfC	60000	HeE	Max 25%	RIa	Max 25%
CsB	80000	HfB	100000	RIB	Max 25%
CsC	100000	HfC	150000	Ru	Max 25%
CsD	150000	HgB	100000	Sb	Max 25%
CvD	200000	HgC	150000	SnB	100000
DeA	100000	HgD	200000	SuB	100000
DeB	100000	HI D	250000	Wa	NA
Fa	NA	HI E	Max 25%	WdA	60000
G1C	60000	LeA	Max 25%	WdB	60000
G1B	60000	LeB	Max 25%	WdC	60000
GsB	80000	LrA	Max 25%	Wgb	100000
GsC	100000	LrB	Max 25%	WsB	100000
GsD	150000	Mp	NA	WsC	150000
GsE	Max 25%	PbB	80000	<p>“Max 25%”: These soil types may be used to fulfill a maximum of 25% of the minimum lot size used in combination with other soils in this table.</p>	
GtD	200000	PbC	80000		
GtE	Max 25%	PbD	150000		
Gv	Max 25%	PdB	80000		
HaA	60000	PdC	80000		
HaB	60000	PdD	150000		