WARNER REVISIONS TO LOT SIZES
DRAFT: 11-3-2026

ARTICLE VII
Low Density Residential District – R3

The Low Density Residential District R-3 is designated for residential and agricultural uses on land remote from municipal water and sewer services and which because of its character requires large minimum lot sizes to handle the individual family's water and sewer disposal needs. Uses normally associated with residential neighborhoods such as schools, churches and parks are permitted and certain business uses are permitted by special exception.

The following provisions shall apply to the R-3 District:

A. Uses permitted by right shall be that designated by the Letter P in the column R-3 of Table I, that table with column R-3 only being hereby made a part of this ordinance.
B. Uses permitted by special exception shall be those designated by the letter S in column R-3 of Table I.
C. Frontage, lot, and yard requirements:
    1. Lots created by Minor Subdivision shall be subject to the following requirements: [Amended March 2005]
        a. Frontage and minimum Buildable Area: Every lot shall have a minimum lot frontage of two hundred (200) ~~fifty (250)~~feet, and a minimum Buildable Area of at least ~~three (3)~~ two (2) acres. Any building lot bordering the shore line of any public lake or pond shall have not less than one hundred (100) feet of shore line.
        b. Yard requirements: No building shall be located nearer than forty (40) feet from an abutter's property line and fifty (50) feet from the edge of any public right of way.

    2. Lots created by Major Subdivision shall be subject to the requirements of Article XIV, “Open Space Development.” [Adopted March 2005]

ARTICLE VIII
Open Conservation District – OC1

The Open Conservation District OC-1 is designated for agricultural, forestry, and very limited residential uses on inaccessible land, which because of steepness of slope, poor drainage, or periodic flooding shall not be intensively developed.

The following provisions apply to the OC-1 District:

A. Uses permitted by right shall be those designated by the letter P in column OC-1 of Table I, that table with column OC-1 only being hereby made a part of this ordinance.

B. Uses permitted by special exception shall be those designated by the letter S in column OC-1 of Table I.
C. Frontage, lot, and yard requirements.
    1. Lots created by Minor Subdivision shall be subject to the following requirements: [Amended March 2005]
        a. Frontage and minimum Buildable Area: Every lot shall have a minimum frontage of three hundred (300) feet, and a minimum Buildable Area of at least ~~five (5)~~ three (3) acres. Any such lot bordering the shoreline of any public lake or pond shall have not less than two hundred (200) feet of shoreline.
        b. Yard requirements: No building shall be located nearer than fifty (50) feet from an abutter's property line and fifty (50) feet from the edge of any public right of way.
    2. Lots created by Major Subdivision shall be subject to the requirements of Article XIV, "Open Space Development." [Adopted March 2005)

ARTICLE IX

Open Recreation District – OR1

The Open Recreation District OR-1 is designated to preserve large open land areas in essentially their natural state for their recreational and scenic value to the community. This District encompasses the mountainous areas of Warner, including Kearsarge and the Mink Hills which are an essential part of the Town's identity.

The following provisions shall apply to the OR-1 District:

A. Uses permitted by right shall be those designated in column OR-1 of Table I, that table with column OR-1 only hereby being made a part of this ordinance.
B. Uses permitted by special exception shall be those designated by the letter S in column OR-1 of Table I.
C. Frontage, lot, and yard requirements.
    1. Lots created by Minor Subdivision shall be subject to the following requirements: [Amended March 2005]
        a. Frontage and minimum Buildable Area: Every lot shall have a frontage of not less than ~~five hundred (500)~~ three hundred (300) feet and a minimum Buildable Area of not less than ~~five (5)~~ three (3) acres. Any such lot bordering the shoreline of any public lake or pond shall have not less than 200 feet of shoreline.
        b. Yard requirements: No building shall be located nearer than one hundred (100) feet from an abutter's property line and fifty (50) feet from the edge of a public right of way.
    2. Lots created by Major Subdivision shall be subject to the requirements of Article XIV, "Open Space Development." [Adopted March 2005]

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Article XIV

Open Space Development

C. Density and Dimensional Standards. The following density and dimensional standards shall apply to residential development that is subject to this Article.

Open Space Zoning Density and Dimensional Standards

Zone	R-2	R-3	OC-1	OR-1
Minimum Parcel Area before Subdivision (acres)	12	12	15	20
Maximum Density	1 unit per ~~2~~ 1 acres of Buildable Area	1 unit per ~~3~~ 1.5 acres of Buildable Area	1 unit per ~~5~~ 1.5 acres of Buildable Area	1 unit per ~~5~~ 1.5 acres of Buildable Area
Minimum Lot Area After Subdivision	1.0 acre	1.0 acre	1.5 acre	1.5 acre
Minimum Buffer from Existing Highway	75’	75’	75’	75’
Minimum Frontage Per Lot	100’	100’~~125’~~	100’~~150’~~	100’~~150’~~
Minimum Front Yard (to right-of-way)	30’	30’	40’	40’
Minimum Side Yard (to abutting property line)	15’	15’	25’	25’
Minimum Common Open Space (percentage of Gross Land Area; at least 25% of Common Open Space must be Buildable Area)				
Parcel size < = 40 acres	30%	50%	60%	60%
Parcel size > 40 acres	30%	60%	60%	60%