

## TOWN OF WARNER, NEW HAMPSHIRE ZONING SET BACK REFERENCE CHART

ZONE	MIN. LOT SIZE SQ. FT	MIN. ROAD FRONTAGE Ft.	BUILDING SET BACK FROM THE ROAD RIGHT-OF-WAY	BUILDING SET BACK FROM THE ABUTTER	MAX. HEIGHT OF BUILDING
R-1 with water/sewer	20,000	100	30	15	35
R-1 without water/sewer	40,000	150	30	15	35
R-2 with water/sewer	40,000	120	40	25	35
R-2 without water/sewer	2 acres	200	40	25	35
R-3	3 acres	250	50	40	35
OC-1	5 acres	300	50	50	35
OR-1	5 acres	500	50	100	35
B-1	10,000	100	30	15	45
C-1	40,000	200	40	25	45

**SHORELINE:** Lots bordering shoreline of public lakes or ponds in the R-2/R-3 zones shall have not less than 100 feet of shoreline (required).

**WARNER RIVER:** Any lot bordering the Warner River shall have a minimum frontage of 100 feet. All buildings shall be set back a minimum of 75 feet from the Warner River.

**BUFFERS:** Where commercial or industrial use abuts a residential or open space zoning district, a natural vegetative 25 foot buffer is required (see Article XI, D & E)

**C-1 ZONE:** not more than 70% of the lot may be covered by impermeable surfaces, such as buildings and paved areas.

**CLUSTER DEVELOPMENT:**

Zone				
Minimum Parcel area before Subdiv				
Minimum Density	1 unit per 2 acres of Buildable Area	1 unit per 3 acres of Buildable Area	1 unit per 5 acres of Buildable Area	1 unit per 5 acres of Buildable Area
Minimum Lot area after Subdivision				
Minimum Buffer from Existing Highv				
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%

Updated March 19,2014