

**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	35
C-1	40,000	200	40	25	35

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	R-2	R-3	OC-1	OR-1
Minimum Parcel area before Subdivision (acres)	12	12	20	20
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	1.0 acres	1.0 acres	1.5 acres	1.5 acres
Minimum Buffer from Existing Highway	75'	75'	75'	75'
Minimum Frontage Per Lot	100'	125'	150'	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%