



TOWN OF WARNER

P.O. Box 269, 5 East Main Street
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 Land Use Office: (603)456-2298 ex. 7
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Minimum Lot Size, Frontage and Setback Requirements

Below is a chart of the minimum lot size, frontage and setback requirements specific to each district. This information was taken from the Zoning Ordinances. If you don't know your district, please reference the zoning map (https://warner.nh.us/tow/downloads/zoning/2015_Zoning_Map.pdf) or contact the Assessing Department via email and request a property card for your address (assessing@warnernh.gov). Contact the Land Use Administrator for questions or follow-up. Thank you.

INDIVIDUAL DISTRICTS

R1 – Village Residential District (Article V)

Requirements	Public Sewer/Water	Without
Minimum Building Area	0.459 acres	0.918 acres
Minimum Frontage (on road)	100 feet	150 feet
Yard Setbacks		
Setback from Abutter's Property Line	15 feet	
Setback Requirement from ROW or Front Lot Line	30 feet	
Minimum Shoreland Frontage	n/a	

R2 – Medium Density Residential District (Article VI)

Requirements	Public Sewer/Water	Without
Minimum Building Area	0.918 acres	2 acres
Minimum Frontage (on road)	120 feet	200 feet
Yard Setbacks		
Setback from Abutter's Property Line	25 feet	
Setback Requirement from ROW or Front Lot Line	40 feet	
Minimum Shoreland Frontage	100 feet	

R3 – Low Density Residential District (Article VII)

Requirements	
Minimum Building Area	3 acres
Minimum Frontage (on road)	250 feet
Yard Setbacks	
Setback from Abutter's Property Line	40 feet
Setback Requirement from ROW or Front Lot Line	50 feet
Minimum Shoreland Frontage	100 feet

OC-1 – Open Conservation District (Article VIII)

Requirements	
Minimum Building Area	5 acres
Minimum Frontage (on road)	300 feet
Yard Setbacks	
Setback from Abutter's Property Line	50 feet
Setback Requirement from ROW or Front Lot Line	50 feet
Minimum Shoreland Frontage	200 feet

OR-1 – Open Recreation District (Article IX)

Requirements	
Minimum Building Area	5 acres
Minimum Frontage (on road)	500 feet
Yard Setbacks	
Setback from Abutter's Property Line	100 feet
Setback Requirement from ROW or Front Lot Line	50 feet
Minimum Shoreland Frontage	200 feet

B1 – Business District (Article X)

Requirements	
Minimum Building Area	0.229 acres
Minimum Frontage (on road)	100 feet
Yard Setbacks	
Setback from Abutter's Property Line	15 feet
Setback Requirement from ROW or Front Lot Line	30 feet

C-1 – Commercial District (Article XI)

Requirements	
Minimum Building Area	0.918 acres
Minimum Frontage (on road)	200 feet
Yard Setbacks	
Setback from Abutter's Property Line	25 feet
Setback Requirement from ROW or Front Lot Line	40 feet

COMPARISON OF ALL DISTRICTS

Minimum Buildable Area Requirements								
R1		R2		R3	OC-1	OR-1	B1	C-1
Public S/W	With-out	Public S/W	With-out					
0.459 acres	0.918 acres	0.918 acres	2 acres	3 acres	5 acres	5 acres	0.229 acres	0.918 acres
Minimum Frontage (on the road)								
R1		R2		R3	OC-1	OR-1	B1	C-1
Public S/W	With-out	Public S/W	With-out					
100 feet	150 feet	120 feet	200 feet	250 feet	300 feet	500 feet	100 feet	200 feet
Yard Setback Requirements								
Setback from Abutter's Property Line								
R1	R2	R3	OC-1	OR-1	B1	C-1		
15 feet	25 feet	40 feet	50 feet	100 feet	15 feet	25 feet		
Setback Requirement from ROW or Front Lot Line								
R1	R2	R3	OC-1	OR-1	B1	C-1		
30 feet	40 feet	50 feet	50 feet	50 feet	30 feet	40 feet		
Minimum Shoreland Frontage								
	R2	R3	OC-1	OR-1				
	100 feet	100 feet	200 feet	200 feet				