

Table 1: Density and Dimensional Regulations, New Castle, N.H.

New Castle Zoning Ordinance

ROW	DENSITY/ DIMENSION	RESIDENTIAL DISTRICT (R1)	MOD DENSITY RES. DISTRICT (R2)	LOW DENSITY RES. DISTRICT (R3)	SENSITIVE AREAS OVERLAY (SA)	MIXED USE DISTRICT (MU)	PLANNED DEVEL. DIST. (West of Wentworth Rd.)	PLANNED DEVEL. DIST. (East of Wentworth Rd.)	PLANNED DEVEL. DIST. Special Regulations (Section 6.1)
A	Minimum Lot Area per Dwelling Unit ("sf" = square feet)	20,000 sf	43,560 sf	87,120 sf	87,120 sf	20,000 sf	20,000 sf for non-clustered dwelling units;	43,560 sf for non-clustered dwelling units;	20,000 sf per dwelling unit; ⁽¹⁾ 5,000 sf per 500 sf hotel/apartment unit; 10 acres min. parcel size for non-residential development;
B	Frontage	100 ft.	100 ft.	100 ft.	100 ft.	NA	100 ft.	100 ft.	200 ft. for planned development
C	Building Setback -Front of Street -Side -Rear -Narrow & Shallow lot expansions	20 ft. 15 ft. 15 ft. Footnote ⁽³⁾	20 ft. 15 ft. 15 ft. Footnote ⁽³⁾	40 ft. 20 ft. 20 ft. 	40 ft. 20 ft. 20 ft. 	20 ft. 15 ft. 15 ft. Footnote ⁽³⁾	20 ft. 10 ft. 10 ft. 	20 ft. 10 ft. 10 ft. 	<u>Single Family and Duplex Setbacks:</u> - 20 ft. from street - 20 ft. from another structure - 10 ft. from lot line <u>Multifamily Unit Setbacks:</u> - 15 ft. from interior lot line ⁽²⁾ - 500 ft. buffer to other resid. dist. - 300 ft. buffer to preexisting dwelling units;
D	Minimum Lot Depth	NA	NA	NA	150 ft.	100 ft. if two-family resid.	NA	NA	NA
E	Min. Ground Floor Area (per unit) -One Fam. 1 Story -One Fam. 2 Story -Two Fam. 1 Story -Two Fam. 2 Story -Comm. Bldg.	900 sf. 720 sf. 720 sf. 500 sf. NA	900 sf. 720 sf. 720 sf. 500 sf. NA	900 sf. 720 sf. 720 sf. 500 sf. NA	900 sf. 720 sf. 720 sf. 500 sf. NA	NA NA NA NA 500 sf.	900 sf. 720 sf. 720 sf. 500 sf. NA	900 sf. 720 sf. 720 sf. 500 sf. NA	NA

ROW	DENSITY/ DIMENSION	RESIDENTIAL DISTRICT	MOD DENSITY RES. DISTRICT	LOW DENSITY RES. DISTRICT	SENSITIVE AREAS OVERLAY	MIXED USE DISTRICT	PLANNED DEVEL. DIST. (West of Wentworth Rd.)	PLANNED DEVEL. DIST. (East of Wentworth Rd.)	PLANNED DEVEL. DIST. Special Regulations
		(R1)	(R2)	(R3)	(SA)	(MU)			(Section 6.1)
M	Min. Parking Spaces per Dwelling Unit	2	Same as RESIDENTIAL DISTRICT	Same as RESIDENTIAL DISTRICT	Same as RESIDENTIAL DISTRICT				
N	Max. Poorly Drained Soil portion of Min. Lot Size	25%	25%	35%	35%	25%	25%	25%	25%

Footnotes:

¹ Refers to the average density of dwelling units per acre; the size of a clustered building lot may not be smaller (see section 6.1.4.2)

² Refers to building lot line which may be created, but must be planned for, within a residential cluster development (see section 6.1.4.1)

³ In Districts R-1, R-2, and MU a building setback of 10 feet from the side shall be allowed wherever the lot is 70 feet wide or less, and a building setback of 10 from the rear shall be allowed wherever the lot is 70 feet deep or less.

"NA" = not specified or not applicable, "sf" = square feet (see section 4.2 and 6.1 for additional explanation)