

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

New Castle Zoning Ordinance  
May 2018

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)
<b>Minimum Lot Area per Dwelling Unit</b>  ("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; <sup>(1)</sup>  5,000 sf per 500 sf hotel/apartment unit;  10 acres min. parcel size for non-residential development;
<b>Frontage</b>	100 ft.	100 ft.	100 ft.	100 ft.	NA	100 ft.	100 ft.	200 ft. for planned development
<b>Building Setback</b>								<b><u>Single Family and Duplex Setbacks:</u></b> - 20 ft. from street - 20 ft. from another structure - 10 ft. from lot line <b><u>Multifamily Unit Setbacks:</u></b> - 15 ft. from interior lot line <sup>(2)</sup> - 500 ft. buffer to other resid. dist. - 300 ft. buffer to preexisting dwelling units;
-Front of Street	20 ft.	20 ft.	40 ft.	40 ft.	20 ft.	20 ft.	20 ft.	
-Side	15 ft.	15 ft.	20 ft.	20 ft.	15 ft.	10 ft.	10 ft.	
-Rear	15 ft.	15 ft.	20 ft.	20 ft.	15 ft.	10 ft.	10 ft.	
<b>-Narrow &amp; Shallow lot expansions</b>	Footnote <sup>(3)</sup>	Footnote <sup>(3)</sup>			Footnote <sup>(3)</sup>			
<b>Minimum Lot Depth</b>	NA	NA	NA	150 ft.	100 ft. if two-family resid.	NA	NA	NA
<b>Min. Ground Floor Area (per unit)</b>								
-One Fam. 1 Story	900 sf.	900 sf.	900 sf.	900 sf.	NA	900 sf.	900 sf.	
-One Fam. 2 Story	720 sf.	720 sf.	720 sf.	720 sf.	NA	720 sf.	720 sf.	
-Two Fam. 1 Story	720 sf.	720 sf.	720 sf.	720 sf.	NA	720 sf.	720 sf.	
-Two Fam. 2 Story	500 sf.	500 sf.	500 sf.	500 sf.	NA	500 sf.	500 sf.	
-Comm. Bldg.	NA	NA	NA	NA	500 sf.	NA	NA	NA

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

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)
<b>Max. Building Height</b>	2½ Stories above grade, not to exceed 32 ft.	Same as RESIDENTIAL DISTRICT	Same as RESIDENTIAL DISTRICT	Same as RESIDENTIAL DISTRICT	Same as RESIDENTIAL DISTRICT	Same as RESIDENTIAL DISTRICT	Same as RESIDENTIAL DISTRICT	45 feet – 3½ stories
<b>Min. Roof Pitch (for principal bldg. on lot)</b>	1:3 (see Section 4.2.1.6)	Same as RESIDENTIAL DISTRICT	Same as RESIDENTIAL DISTRICT	Same as RESIDENTIAL DISTRICT	Same as RESIDENTIAL DISTRICT	Same as RESIDENTIAL DISTRICT	Same as RESIDENTIAL DISTRICT	Same as RESIDENTIAL DISTRICT
<b>Max. Lot Coverage Lot Size:</b>	<b>&lt;3,500sf:</b> 30%; <b>3,500sf – 8,000sf:</b> 1,050sf or 25% of lot size, whichever is greater; <b>&gt;8,000sf:</b> 2,000sf or 20% of lot size, whichever is greater	Same as RESIDENTIAL DISTRICT	Same as RESIDENTIAL DISTRICT	Same as RESIDENTIAL DISTRICT	Same as RESIDENTIAL DISTRICT	Same as RESIDENTIAL DISTRICT	Same as RESIDENTIAL DISTRICT	Same as RESIDENTIAL DISTRICT
<b>Maximum Building Area per Lot</b>	<b>1<sup>st</sup> 4,000sf of lot:</b> -50% of lot area <b>4,000sf – 9,000sf of lot area:</b> -25% of area <b>Lot area above 9,000sf.:</b> -15% of area	Same as RESIDENTIAL DISTRICT	Same as RESIDENTIAL DISTRICT	Same as RESIDENTIAL DISTRICT	Same as RESIDENTIAL DISTRICT	Same as RESIDENTIAL DISTRICT	Same as RESIDENTIAL DISTRICT	Same as RESIDENTIAL DISTRICT
<b>Max. Units per Bldg.</b>	2	2	1	1	2	2	1	4
<b>Max. Non-residential Floor Area</b>	25%	25%	25%	25%	100%	25%	25%	15% of total hotel floor area
<b>Minimum Street Width</b> <b>-ROW</b> <b>-Paved Surface</b>	30 ft. 20 ft.	30 ft. 20 ft.	30 ft. 20 ft.	30 ft. 20 ft.	30 ft. 20 ft.	30 ft. 20 ft.	30 ft. 20 ft.	30 ft. 20 ft.

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

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)
<b>Min. Parking Spaces per Dwelling Unit</b>	2	Same as RESIDENTIAL DISTRICT	Same as RESIDENTIAL DISTRICT	Same as RESIDENTIAL DISTRICT	Same as RESIDENTIAL DISTRICT	Same as RESIDENTIAL DISTRICT	Same as RESIDENTIAL DISTRICT	Same as RESIDENTIAL DISTRICT
<b>Max. Poorly Drained Soil portion of Min. Lot Size</b>	25%	25%	35%	35%	25%	25%	25%	25%

**Footnotes:**

<sup>1</sup> 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)

<sup>2</sup> 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)

<sup>3</sup> 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)