

WOLFEBORO DIMENSIONAL REGULATION TABLE

V6/30/2019	Minimum Lot Area	Minimum Lot Frontage	Front Setback (Min/Max)	Side Setback	Rear Setback	Shore Setback	Maximum Height	Lot Coverage
ROI	N/A	N/A	N/A	N/A	N/A	N/A	N/A	70%
Municipal Watershed	5 Acres	250'	30'	10'	10'	N/A	30'-35'	None.
Shorefront Residential	1 Acre	150' (150' Shore)	30'	10'-25' Variable	25'	50'	30'-35'	20%-30%
Village Residential	0.5 Acre	75'	20'/30'	10'	10'	N/A	30'-35'	30% (Lots Smaller than 0.25 Acres - 40%)
Residential	1 Acre	150'	30'	20'	25'	N/A	30'-35'	30% (Lots Smaller than 0.25 Acres - 40%)
General Residential	2 Acres	200'	30'	25'	25'	N/A	30'-35'	30% (Lots Smaller than 0.25 Acres - 40%)
Rural Residential	3 Acres	200'	30'	25'	25'	N/A	30'-35'	20% (Lots Smaller than 0.25 Acres - 40%)
Central Business	0 Acres	50'	0' Comm 5' Res	0' Comm 5' Res	0' Comm 5' Res	N/A	30'-35'	100%
Pine Hill LBD	0.5 Acres	50'	30'	10'	10'	N/A	30'-35'	40%
South Wolfeboro LBD	1 Acre	150'	20'	10'	20'	N/A	30'-35'	50%
Bay Street LBD	1 Acre	150' (150' Shore)	20'	15'	20'	50'	30'-35'	60%
Wolfeboro Falls LBD	1 Acre	150' (150' Shore)	10'/20'	15'	20'	N/A	30'-35'	60%
Center/Route 28	3 Acres	150'	20'-40'	20'	20' (75' Rail)	N/A	30'-35'	40%
Residential Agricultural	5 Acres	400'	30'	25'	25'	N/A	30'-35'	None.
Cotton Mountain	10 Acres	N/A	N/A	N/A	N/A	N/A	N/A	N/A

* The adopted text contained within the Wolfeboro Planning and Zoning Ordinance shall supersede in the event that conflict exists with this table.