

ZONING

220 Attachment 1

Town of Lewisboro

Schedule of Dimensional and Bulk Regulations for Residential Districts

Regulation	Zoning District							
	R-4A	R-2A	R-1A	R-1/2A	R-1/4A	R-2F10	R-2F-7.5	R-MF
Minimum lot size (see also § 220-25)								
Area	4 acres	2 acres	1 acre	1/2 acre	1/4 acre	10,000 square feet	7,500 square feet	15 acres ^b
Width/circle (feet)	250	200	150	100	75	75	60	250
Minimum yard (feet)								
Front:								
From street center line	75	75	65	55	50	55	50	75 ^c
From front lot line	50	50	40	30	25	30	25	50 ^c
Side	50	40	30	15	12	10	8	40 ^c
Rear	50	50	40	30 ^a	25 ^a	20 ^a	20 ^a	50 ^c
Maximum building height								
Stories:	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	3	3	3
Feet	35	35	35	35	35	35	35	35
Maximum building coverage (percentage of lot area)	6%	9%	12%	15%	25%	30%	35%	12%

NOTES:

- a Except that the minimum setback requirements for accessory buildings that do not exceed 12 feet in height shall be five feet from any lot line in the rear yard.
- b When located within and served by a public water and sewer district of the Town of Lewisboro, the minimum lot area shall be 15,000 square feet.
- c Except that the minimum setback from a common property line shared with land in an adjoining single-family residence district shall be no less than two times the setback required from said common property line in that single-family district, but in no case less than is required elsewhere in this chapter.