

ZONING

220 Attachment 2

Town of Lewisboro

Schedule of Dimensional and Bulk Regulations for Nonresidential Districts [Amended 10-24-1989]

Regulation	Zoning District			
	Retail Business	General Business	Service Utility	Campus Commercial
Minimum lot size				
Area (acres)	1/2	1/2	10	20
Frontage (feet)	100	100	100	100
Minimum yard (feet)				
Front:				
From street center line	45	45	175	175
From front lot line	20	20	150	150
Side	15 ^a	15 ^a	100 ^c	100 ^d
Rear	15 ^a	15 ^a	100 ^c	100 ^d
Maximum building height				
Stories	2 1/2	2 1/2	2 1/2	None
Feet	30	30	30	60
Maximum building coverage (percentage of lot area)	20% ^b	20% ^b	15%	10%
Maximum site coverage (percentage of lot area)	60%	60%	50%	25%
Maximum floor area ratio (total floor area/total lot area)	0.30	0.40	0.20	0.20 ^e

NOTES:

- a Where a lot line abuts land in a residence district, the setback requirements for that residence district shall govern.
- b No single structure shall exceed coverage of 10,000 square feet.
- c As set forth in §§ 220-28C and 220-27B(3)(a), no site improvement shall be located closer than 100 feet to a residence district.
- d As set forth in § 220-27B(3)(a), no site improvement shall be located closer than 200 feet to a residence district, except as provided in § 220-27B(3)(a).
- e Based on net lot area as set forth in § 220-27B(2).