

ZONING

220 Attachment 5

Town of Lewisboro

§ 220-22. Table of Use Regulations for All Zoning Districts
[Added 4-28-2025 by L.L. No. 6-2025]

KEY

P: Permitted use

A: Accessory use

SP: Special Use Permit Planning Board

SPT: Special Use Permit Town Board

SPZ: Special Use Permit Zoning Board of Appeals

X: Use Not Permitted

Zoning District	R-1/4A	R-1/2A	R-1A	R-2A	R-4A	R-2F-10	R-2F-7.5	R-MF	CC-20	SU	RB	GB
Residential Uses												
One-family detached dwellings	P	P	P	P	P	P	P	P	P	P	P	P
Two-family dwelling	X	X	X	X	X	P	P	X	X	X	P	P
Multifamily dwellings	X	X	X	X	X	SP	SP	P	P	P	P	P
Dwelling unit on floors above permitted non-residential use	X	X	X	X	X	X	X	X	P	X	P	P
Group home	SPZ	SPZ	SPZ	SPZ	SPZ	X	X	X	X	X	X	X
Community Uses												
Child day care facilities	SP	SP	SP	SP	SP	SP	SP	X	P	P	P	P
Hospitals	SP	SP	SP	SP	SP	SP	SP	X	P	P	P	P
Municipal facilities	P	P	P	P	P	P	P	P	P	P	P	P
Museums and art galleries	SP	SP	SP	SP	SP	SP	SP	X	P	P	P	P
Philanthropic and eleemosynary organizations	SP	SP	SP	SP	SP	SP	SP	X	P	P	P	P
Place of worship	SP	SP	SP	SP	SP	SP	SP	X	P	P	P	P
Private nature preserves	SP	SP	SP	SP	SP	SP	SP	X	P	P	P	P
Recreation and fitness, indoor facilities	X	X	X	X	X	X	X	X	X	X	P	P
Schools (Private and Public)	P	P	P	P	P	P	P	P	P	P	P	P
Senior-care facilities	SP	SP	SP	SP	SP	SP	SP	X	P	P	P	P
Utility Uses												
Communication facility	P	P	P	P	P	P	P	X	P	P	P	P
Public utility facilities and rights-of-way	P	P	P	P	P	P	P	X	P	P	P	P

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On-site electrical and mechanical equipment	X	X	X	X	X	X	X	X	X	P	X	X
Sewage treatment plants, pump houses, and water towers	X	X	X	X	X	X	X	X	X	P	X	X
Agricultural Uses												
Ranching, and the raising of field and garden crops	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	X	P	P	P	P
Commercial or Business Uses												
Animal care facilities	X	X	X	X	X	X	X	X	P	P	P	P
Bed-and-breakfast establishments	SP	SP	SP	SP	SP	SP	SP	X	SP	SP	SP	SP
Gasoline service stations	X	X	X	X	X	X	X	X	X	X	SP	P
Fast food establishments	X	X	X	X	X	X	X	X	X	X	X	SP
Full service restaurants and taverns	X	X	X	X	X	X	X	X	X	X	P	P
Grocery stores and supermarkets	X	X	X	X	X	X	X	X	X	X	P	P
Hotels	X	X	X	X	X	X	X	X	SP	SP	SP	SP
Kennels, Private	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	X	P	P	P	X
Kennels, Commercial	X	X	X	X	X	X	X	X	X	X	X	SP
Landscape nurseries	X	X	X	X	X	X	X	X	X	X	X	P
Laundry, dry-cleaning, furniture stripping/refinishing and printing processing establishments	X	X	X	X	X	X	X	X	X	X	SP	P
Level 3 EV Charging Station	X	X	X	X	X	X	X	P	P	P	P	P
Limited-service carry-out restaurants including 10 or fewer seats	X	X	X	X	X	X	X	X	X	X	P	P
Limited-service carry-out restaurants including more than 10 seats	X	X	X	X	X	X	X	X	X	X	SP	SP
Manufacturing, fabricating, finishing or assembling or products	X	X	X	X	X	X	X	X	SP	X	X	SP
Personal service establishments	X	X	X	X	X	X	X	X	X	X	P	P

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Professional or business offices	SP	SP	SP	SP	SP	SP	SP	X	P	P	P	P
Research laboratories	X	X	X	X	X	X	X	X	SP	X	X	X
Retail stores and shops	X	X	X	X	X	X	X	X	X	X	P	P
Riding academies	P	P	P	P	P	P	P	X	P	P	P	P
Sales and service agencies for motor vehicles	X	X	X	X	X	X	X	X	X	X	X	P
Storage and sale of building materials	X	X	X	X	X	X	X	X	X	X	X	P
Tier 3 Solar Energy Systems	X	X	X	X	X	X	X	X	SPT	SPT	SPT	SPT
Accessory Uses												
Accessory apartments on single-family lots	A	A	A	A	A	A	A	A	A	A	A	A
Accessory building	A	A	A	A	A	A	A	A	A	A	A	A
Accessory building on lot proximate to lot with principal use	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	X	X	X	X	X
Accessory residence dwelling	SP	SP	SP	SP	SP	SP	X	X	X	X	X	X
Accessory winery and farm brewery, microbrewery, and craft distillery	SP	SP	SP	SP	SP	SP	SP	X	X	X	X	X
Antennas and satellite dish antennas	A	A	A	A	A	A	A	A	A	A	A	A
Agency-operated boarding homes	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	X	X	X	X	X
Central utility services accessory to a permitted use	X	X	X	X	X	X	X	A	X	X	A	A
Garden house, pool house, toolshed, playhouse, and greenhouse	A	A	A	A	A	A	A	A	A	A	A	A

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Facilities for the furnishing of food and personal convenience items to employees and business visitors, provided that such facilities are not open to the general public and are located within a building with no external evidence (i.e., business sign, show window, separate entrance)	X	X	X	X	X	X	X	X	A		A	A
Home occupations	A	A	A	A	A	A	A	A	A	A	A	A
Keeping of not more than five dogs and/or cats or some combination thereof, over six months of age	A	A	A	A	A	A	A	A	A	A	A	A
Keeping of riding horses, for the use of residents and their guests, and/or farm animals and poultry	A	A	A	A	A	A	A	A	A	A	A	A
Level 1 EV Charging Station	A	A	A	A	A	A	A	A	A	A	A	A
Level 2 EV Charging Station	A	A	A	A	A	A	A	A	A	A	A	A
Lodgings for the temporary accommodation of employees, visitors or caretakers of the permitted principal use, provided that the gross floor area dedicated to such use does not exceed 5% of the gross floor area on the lot	X	X	X	X	X	X	X	X	A	X	X	X
Off-street parking facilities for the use of residents of the premises and their guests	A	A	A	A	A	A	A	A	A	A	A	A
Off-street parking and loading subject to Articles VI and VII of this chapter	X	X	X	X	X	X	X	X	A	X	A	A

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Outdoor dining, seasonal	X	X	X	X	X	X	X	X	X	X	A	A
Outdoor storage or display of articles	X	X	X	X	X	X	X	X	X	X	A	A
Recreational facilities for the use of employees and guests	X	X	X	X	X	X	X	X	A	X	X	X
Retail	X	X	X	X	X	X	X	X	A	X	X	X
Signs in accordance with Chapter 185, Signs	A	A	A	A	A	A	A	A	A	A	A	A
Storage of a trailer, boat, camper, motor home or similar recreational vehicle for the use of residents of the premises, provided that said recreational vehicle is stored in a fully enclosed structure or otherwise screened from adjoining property.	A	A	A	A	A	A	A	A	A	A	A	A
Storage and maintenance of motor vehicles and similar equipment incidental to the permitted principal use within fully enclosed buildings.	X	X	X	X	X	X	X	X	A	X	X	X
Swimming pools or other accessory recreational facilities	A	A	A	A	A	A	A	A	A	A	A	A
Tier 1 Solar Energy Systems	A	A	A	A	A	A	A	A	A	A	A	A
Tier 2 Solar Energy Systems	A	A	A	A	A	A	A	A	A	A	A	A
Training programs	X	X	X	X	X	X	X	X	A	X	X	X
Stands for the seasonal sale and display of field and garden crops grown on the premises	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	X	A	A	A	A
Temporary storage of contractor's equipment	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	X	X	X	X	X

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