

ZONING

190 Attachment 2

Town of Greenwich

Table 2A
Area Requirements
Rural Agricultural District
[Amended 5-12-2009 by L.L. No. 1-2009; 7-13-2010 by L.L. No. 1-2010;
12-28-2016 by L.L. No. 1-2017]

Use	Minimum Lot Size (acres)	Minimum Road Frontage (feet) ²	Minimum Front Yard Setback (feet)	Minimum Side Yard Setback (feet)	Minimum Rear Yard Setback (feet)	Maximum Height (feet)	Maximum Lot Coverage
Agricultural structure or use	None	300	None	None	None	None	None
Airstrip	10	300	100	100	100	50	20%
Auction facility	5	300	50/75 ¹	50	50	50	20%
Bed-and-breakfast	None	300	50/75 ¹	50	50	50	20%
Boat and machinery sales and repair	5	300	50/75 ¹	50	50	50	20%
Business incubator	None	300	50/75 ¹	50	50	50	20%
Campground	10	300	50/75 ¹	100	100	50	20%
Cemetery	None	300	50/75 ¹	50	50	50	20%
Child day-care center	None	300	50/75 ¹	50	50	50	20%
Child day care, exempt	None	300	50/75 ¹	50	50	50	20%
Child day care, family	None	300	50/75 ¹	50	50	50	20%
Child day care, group	None	300	50/75 ¹	50	50	50	20%
Child day care, small	None	300	50/75 ¹	50	50	50	20%
Composting facility	None	100	100	100	100	50	20%
Contractor's yard	5	300	50/75 ¹	50	50	50	20%

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Use	Minimum Lot Size (acres)	Minimum Road Frontage (feet) ²	Minimum Front Yard Setback (feet)	Minimum Side Yard Setback (feet)	Minimum Rear Yard Setback (feet)	Maximum Height (feet)	Maximum Lot Coverage
Crematorium	None	300	50/75 ¹	50	50	50	20%
Cultural building/use	None	300	50/75 ¹	50	50	50	20%
Drive-in theater	5	300	50/75 ¹	100	100	50	20%
Educational building/use	None	300	50/75 ¹	50	50	50	20%
Farmstand	None	300	50/75 ¹	50	50	50	20%
Farm worker housing	None	300	50/75 ¹	50	50	50	20%
Forestry use	None	None	None	None	None	None	None
Funeral home	None	300	50/75 ¹	50	50	50	20%
Game farm	50	300	50/75 ¹	100	100	50	20%
Home occupation Type 1	None	300	50/75 ¹	50	50	50	20%
Home occupation Type 2	None	300	50/75 ¹	50	50	50	20%
Horse farm	None	300	50/75 ¹	50	50	50	20%
Horse-riding stable	None	300	50/75 ¹	50	50	50	20%
Hospital/medical building/use	None	300	50/75 ¹	50	50	50	20%
Industry, light	5	300	50/75 ¹	50	50	50	20%
Junkyard	5	300	100	50	50	50	20%
Kennel	5	300	50/75 ¹	100	100	50	20%
Large-scale solar energy system	5	None	100	50	50	20	None
Livery	3	300	50/75 ¹	50	50	50	20%
Manufactured home park	None	300	50/75 ¹	50	50	50	20%
Marina	5	300	50/75 ¹	50	50	50	20%
Membership club	None	300	50/75 ¹	50	50	50	20%
Mining	5	300	75	75	75	50	20%

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Use	Minimum Lot Size (acres)	Minimum Road Frontage (feet) ²	Minimum Front Yard Setback (feet)	Minimum Side Yard Setback (feet)	Minimum Rear Yard Setback (feet)	Maximum Height (feet)	Maximum Lot Coverage
Motel/hotel/inn	5	300	50/75 ¹	50	50	50	20%
Municipal building/use/service	None	300	50/75 ¹	50	50	50	20%
Nursery	5	300	50/75 ¹	50	50	50	20%
Nursing/convalescent home	None	300	50/75 ¹	50	50	50	20%
Office	None	300	50/75 ¹	50	50	50	20%
Outdoor recreational use	None	300	50/75 ¹	50	50	50	20%
Park	None	None	None	None	None	None	None
Private utility building, use or service	None	300	50/75 ¹	50	50	50	20%
Public utility building, use or service	None	300	50/75 ¹	50	50	50	20%
Religious building/use	None	300	50/75 ¹	50	50	50	20%
Residential treatment facility	5	300	50/75	50	50	50	20%
Resort	5	300	50/75 ¹	50	50	50	20%
Restaurant	5	300	50/75 ¹	50	50	50	20%
Retail use	5	300	50/75 ¹	50	50	50	20%
Self-storage facility	5	300	50/75 ¹	50	50	50	20%
Shooting range	50	300	50/75 ¹	100	100	50	20%
Single-family house	None	300	50/75 ¹	50	50	50	20%
Slaughterhouse/rendering plant	None	300	50/75 ¹	50	50	50	20%
Solid waste processing	5	300	50/75 ¹	100	100	50	20%
Telecommunications tower	None	300	50/75 ¹	50	50	None	20%
Two-family house	None	300	50/75 ¹	50	50	50	20%
Veterinary establishment	5	300	50/75 ¹	50	50	50	20%
Zoo	10	300	50/75 ¹	100	100	50	20%

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NOTES:

¹ Setback is 50 feet on all roads except state highways, where it is 75 feet.

² Within the Rural Agricultural District, the three-hundred-foot frontage requirement does not apply, provided that no more than four lots are being subdivided and all of which have access to public, town, county or state highway, from a parcel from the date of enactment of this chapter. See § 190-71A through E.