

ZONING

190 Attachment 3

Town of Greenwich

**Table 2B
Area Requirements
Residential District**

Use	Minimum Lot Size With Water and Sewer ¹	Minimum Lot Size With Water and No Sewer ¹	Minimum Lot Size Without Water ¹	Minimum Road Frontage	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	None	None	None	None	None	None	None	None
Bed-and-breakfast	5,000 square feet	10,000 square feet	20,000 square feet	None	25	25	25	35	50%
Child day-care center	1 acre	1 acre	1 acre	None	25	10	15	35	50%
Child day care, exempt	5,000 square feet	10,000 square feet	20,000 square feet	None	25	10	15	35	50%
Child day care, family	5,000 square feet	10,000 square feet	20,000 square feet	None	25	10	15	35	50%
Child day care, group	1 acre	1 acre	1 acre	None	25	10	15	35	50%
Child day care, small	1 acre	1 acre	1 acre	None	25	10	15	35	50%
Cultural building/use	1 acre	1 acre	1 acre	None	25	25	25	35	50%
Educational building/use	1 acre	1 acre	1 acre	None	25	25	25	35	50%
Farm worker housing	5,000 square feet	10,000 square feet	20,000 square feet	None	25	10	15	35	50%
Forestry use	None	None	None	None	None	None	None	None	None

GREENWICH CODE

Table 2B
Area Requirements
Residential District (cont'd)

Use	Minimum Lot Size With Water and Sewer¹	Minimum Lot Size With Water and No Sewer¹	Minimum Lot Size Without Water¹	Minimum Road Frontage	Minimum Front Yard Setback (feet)	Minimum Side Yard Setback (feet)	Minimum Rear Yard Setback (feet)	Maximum Height (feet)	Maximum Lot Coverage
Home occupation Type 1	5,000 square feet	10,000 square feet	20,000 square feet	None	25	10	15	35	50%
Home occupation Type 2	5,000 square feet	10,000 square feet	20,000 square feet	None	25	10	15	35	50%
Multifamily house	5,000 square feet	10,000 square feet	20,000 square feet	None	25	10 ²	15	35	50%
Municipal building/use/service	1 acre	1 acre	1 acre	None	25	10	15	35	50%
Nursing/convalescent home	1 acre	1 acre	1 acre	None	25	25	25	35	50%
Park	None	None	None	None	None	None	None	35	50%
Private utility building, use or service	5,000 square feet	10,000 square feet	20,000 square feet	None	25	25	25	35	50%
Public utility building, use or service	5,000 square feet	10,000 square feet	20,000 square feet	None	25	25	25	35	50%
Religious building/use	1 acre	1 acre	1 acre	None	25	10	15	35	50%
Single-family house	5,000 square feet	10,000 square feet	20,000 square feet	None	25	10	15	35	50%

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Area Requirements
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Use	Minimum Lot Size With Water and Sewer¹	Minimum Lot Size With Water and No Sewer¹	Minimum Lot Size Without Water¹	Minimum Road Frontage	Minimum Front Yard Setback (feet)	Minimum Side Yard Setback (feet)	Minimum Rear Yard Setback (feet)	Maximum Height (feet)	Maximum Lot Coverage
Telecommunications tower	1 acre	1 acre	1 acre	None	50	50	50	None	50%
Two-family house	5,000 square feet	10,000 square feet	20,000 square feet	None	25	10 ²	15	35	50%

NOTES:

¹ Lot size is per dwelling unit.

² However, no setback is required for the walls of adjoining units.