

ZONING

190 Attachment 4

Town of Greenwich

**Table 2C
Area Requirements
Hamlet/Mixed-Use District**

Use	Minimum Lot Size With Water and Sewer¹	Minimum Lot Size Without Water and Sewer¹	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
Bank	20,000 square feet	1 acre	None	See Note 3	10	15	35	80%
Bar/tavern	20,000 square feet	1 acre	None	See Note 3	10	15	35	80%
Bed-and-breakfast	20,000 square feet	1 acre	None	See Note 3	10	15	35	80%
Campground	5 acres	5 acres	None	See Note 3	100	50	35	80%
Cemetery	20,000 square feet	20,000 square feet	None	5	10	15	35	None
Child day-care center	20,000 square feet	1 acre	None	See Note 3	10	15	35	80%
Child day care, exempt	20,000 square feet	1 acre	None	See Note 3	10	15	35	80%
Child day care, family	20,000 square feet	1 acre	None	See Note 3	10	15	35	80%
Child day care, group	20,000 square feet	1 acre	None	See Note 3	10	15	35	80%

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Use	Minimum Lot Size With Water and Sewer¹	Minimum Lot Size Without Water and Sewer¹	Minimum Road Frontage	Minimum Front Yard Setback (feet)	Minimum Side Yard Setback (feet)	Minimum Rear Yard Setback (feet)	Maximum Height (feet)	Maximum Lot Coverage
Child day care, small	20,000 square feet	1 acre	None	See Note 3	10	15	35	80%
Convenience store	20,000 square feet	1 acre	None	See Note 3	10	15	35	80%
Cultural building/use	20,000 square feet	1 acre	None	See Note 3	10	15	35	80%
Educational building/use	20,000 square feet	1 acre	None	See Note 3	10	15	35	80%
Farm worker housing	2,500 square feet	20,000 square feet	None	See Note 3	10	15	35	80%
Farmstand	None	None	None	See Note 3	10	15	None	80%
Forestry use	None	None	None	None	None	None	None	None
Funeral home	20,000 square feet	1 acre	None	See Note 3	10	15	35	80%
Gas station	20,000 square feet	1 acre	None	See Note 3	10	15	35	80%
Home occupation Type 1	2,500 square feet	20,000 square feet	None	See Note 3	10	15	35	80%
Home occupation Type 2	2,500 square feet	20,000 square feet	None	See Note 3	10	15	35	80%
Hospital/medical building/use	20,000 square feet	1 acre	None	See Note 3	10	15	35	80%

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Indoor recreational use	20,000 square feet	1 acre	None	See Note 3	10	15	35	80%
Kennel	20,000 square feet	1 acre	None	See Note 3	10	15	35	80%
Manufactured home park	2,500 square feet	20,000 square feet	None	See Note 3	5	15	35	80%
Marina	20,000 square feet	1 acre	None	See Note 3	10	15	35	80%
Membership club	20,000 square feet	1 acre	None	See Note 3	10	15	35	80%
Mixed-use development	20,000 square feet	1 acre	None	See Note 3	10	15	35	
Motel/hotel/inn	20,000 square feet	1 acre	None	See Note 3	10	15	35	80%
Multifamily house	2,500 square feet ¹	20,000 square feet ¹	None	See Note 3	5 ²	15	35	80%
Municipal building/use/service	2,500 square feet	20,000 square feet	None	See Note 3	5	15	35	80%
Nursery	20,000 square feet	1 acre	None	See Note 3	10	15	35	
Nursing/convalescent home	20,000 square feet	1 acre	None	See Note 3	10	15	35	80%

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Office	20,000 square feet	1 acre	None	See Note 3	10	15	35	80%
Outdoor recreation use	20,000 square feet	1 acre	None	5	10	15	35	None
Park	None	None	None	None	None	None	None	None
Personal service establishment	20,000 square feet	1 acre	None	See Note 3	10	15	35	80%
Private utility building, use or service	2,500 square feet	20,000 square feet	None	See Note 3	5	15	35	80%
Public utility building, use or service	2,500 square feet	20,000 square feet	None	See Note 3	5	15	35	80%
Religious building/use	20,000 square feet	1 acre	None	See Note 3	10	15	35	80%
Restaurant	20,000 square feet	1 acre	None	See Note 3	10	15	35	80%
Retail use	20,000 square feet	1 acre	None	See Note 3	10	15	35	80%
Self-storage	20,000 square feet	1 acre	None	5	10	15	35	
Single-family house	2,500 square feet	20,000 square feet	None	See Note 3	5	15	35	80%
Telecommunications tower	1 acre	1 acre	None	50	50	50	None	80%

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Two-family house	2,500 square feet	20,000 square feet	None	See Note 3	5 ²	15	35	80%
Veterinary establishment	20,000 square feet	1 acre	None	See Note 3	10	15	35	80%

NOTES:

¹ Lot size is per dwelling unit.

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

³ The minimum setback shall be 20 feet or the average of the two adjoining front yards.