

ZONING

190 Attachment 5

Town of Greenwich

Table 2D
Area Requirements
Commercial District

Use	Minimum Lot Size	Minimum Road Frontage	Minimum Front Yard Setback¹ (feet)	Minimum Side Yard Setback (feet)	Minimum Rear Yard Setback (feet)	Maximum Height (feet)	Maximum Lot Coverage
Agricultural structure or use	None	None	25/35 ¹	None	15	60	None
Automobile sales and repair	None	None	25/35 ¹	25	15	60	None
Bank	None	None	25/35 ¹	0/50 ²	15	60	None
Bar/tavern	None	None	25/35 ¹	0/50 ²	15	60	None
Boat and machinery sales and repair	None	None	25/35 ¹	25	15	60	None
Business incubator	None	None	25/35 ¹	0/50 ²	15	60	None
Child day-care center	None	None	25/35 ¹	25	15	60	None
Child day care, exempt	None	None	25/35 ¹	25	15	60	None
Child day care, family	None	None	25/35 ¹	25	15	60	None
Child day care, group	None	None	25/35 ¹	25	15	60	None
Child day care, small	None	None	25/35 ¹	25	15	60	None
Convenience store	None	None	25/35 ¹	0/50 ²	15	60	None
Cultural building/use	None	None	25/35 ¹	25	15	60	None
Drive-through	None	None	25/35 ¹	0/50 ²	15	60	None
Educational building/use	None	None	25/35 ¹	25	15	60	None
Farm worker housing	None	None	25/35 ¹	0/50 ²	15	60	None

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Area Requirements Commercial District (cont'd)

Use	Minimum Lot Size	Minimum Road Frontage	Minimum Front Yard Setback ¹ (feet)	Minimum Side Yard Setback (feet)	Minimum Rear Yard Setback (feet)	Maximum Height (feet)	Maximum Lot Coverage
Farmstand	None	None	25/35 ¹	0/50 ²	15	60	None
Fast-food restaurant	None	None	25/35 ¹	0/50 ²	15	60	None
Forestry use	None	None	None	None	None	None	None
Funeral home	None	None	25/35 ¹	25	15	60	None
Gas station	None	None	25/35 ¹	25	15	60	None
Grocery store	None	None	25/35 ¹	0/50 ²	15	60	None
Home occupation Type 1	None	None	25/35 ¹	25	15	60	None
Home occupation Type 2	None	None	25/35 ¹	25	15	60	None
Hospital/medical building/use	None	None	25/35 ¹	25	15	60	None
Indoor recreational use	None	None	25/35 ¹	25	15	60	None
Industry, light	None	None	25/35 ¹	25	15	60	None
Kennel	None	None	25/35 ¹	25	15	60	None
Membership club	None	None	25/35 ¹	25	15	60	None
Mixed-use development	None	None	25/35 ¹	0/50 ²	15	60	None
Motel/hotel/inn	None	None	25/35 ¹	25	15	60	None
Multifamily house	None	None	25/35 ¹	25	15	60	None
Municipal building/use/service	None	None	25/35 ¹	25	15	60	None
Nursery	None	None	25/35 ¹	25	15	60	None
Nursing/convalescent home	None	None	25/35 ¹	25	15	60	None
Office	None	None	25/35 ¹	0/50 ²	15	60	None

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**Table 2D
Area Requirements
Commercial District (cont'd)**

Use	Minimum Lot Size	Minimum Road Frontage	Minimum Front Yard Setback¹ (feet)	Minimum Side Yard Setback (feet)	Minimum Rear Yard Setback (feet)	Maximum Height (feet)	Maximum Lot Coverage
Outdoor recreational use	None	None	25/35 ¹	25	15	60	None
Park	None	None	None	None	None	None	None
Personal service establishment	None	None	25/35 ¹	0/50 ²	15	60	None
Private utility building, use or service	None	None	25/35 ¹	25	15	60	None
Public utility building, use or service	None	None	25/35 ¹	25	15	60	None
Religious building/use	None	None	25/35 ¹	25	15	60	None
Restaurant	None	None	25/35 ¹	0/50 ²	15	60	None
Retail use	None	None	25/35 ¹	0/50 ²	15	60	None
Shopping center	None	None	25/35 ¹	0/50 ²	15	60	None
Telecommunications tower	1 acre	None	50	50	50	50	None
Theater	None	None	25/35 ¹	0/50 ²	15	60	None
Veterinary establishment	None	None	25/35 ¹	25	15	60	None
Warehouse	None	None	25/35 ¹	25	15	60	None

NOTES:

¹ Setback is 25 feet on all roads except New York State Route 29, where it is 35 feet.

² Setback is zero feet except where adjoining a residential zone, where it is 50 feet.