

ZONING

16 Attachment 5

Schedule of Area, Yard and Building Requirements¹

Township of Greenwich
Land Use and Zoning Ordinance
General Summary

	Lot Area		Lot Width		Yard Setbacks (feet)			Maximum Building Height		Maximum Impervious Coverage (percent of gross area)	Cluster Provisions			Miscellaneous Comments
	Minimum (square feet)	MDM ¹ (feet)	Minimum (feet)	At Cul-De-Sac (feet)	Front	Side	Rear	Feet	Stories		Minimum Area (square feet)	Minimum Lot Width (feet)	Maximum Density (number of lots)	
R-5	217,800	625	350	100 (frontage); 350 at 100-foot depth	75	75	100	35	2.5	5%	130,680	260	60% gross area 217,800	
R-2	81,000	360	225	75 (frontage); 225 at 100-foot depth	75	40	100	35	2.5	10%	57,600	180	70% gross area 81,000	Minimum lot area - 40,250 square feet with public water
R-1	40,250	230	175	75 (frontage); 175 at 100-foot depth	50	30	50	35	2.5	15%	30,000	150	70% gross area 40,250	Lots to be served with public water
R-75	7,500	100	75	50 (frontage); 75 at 25-foot depth	25	10	35	35	2.5	20%	N/A	N/A	N/A	
B-1	15,000	150	100	N/A	25	10	35	35	2.5	70%	N/A	N/A	N/A	Maximum floor area ratio (FAR) = 20%
B-2	5 acres	N/A	550	N/A	75	70	50	35	2	60%	N/A	N/A	N/A	Maximum floor area ratio = 20% (1-story building) = 25% (2-story building) Business Center: 15 acres (minimum)
I	10 acres	750	400	N/A	150	50	60	45	3	50%	N/A	N/A	N/A	Maximum FAR = 15%
PD														
Single-Family	13,000	N/A	90	90 (at building setback)	30	10 (one) 25 (total)	40	35	2.5	50% (gross) 75% (lot)	N/A	N/A	N/A	Minimum lot depth: 125 feet
Patio	5,000	N/A	50	50 (at building setback)	25	0 (one) 15 (total)	15	35	2.5	50% (gross) 70% (lot)	N/A	N/A	N/A	Minimum lot depth: 80 feet
Duplex	5,000	N/A	50	50 (at building setback)	25	0 (one) 15 (total)	15	35	2.5	50% (gross) 70% (lot)	N/A	N/A	N/A	Minimum lot depth: 80 feet

¹ Editor's Note: Codified per ordinance.

GREENWICH CODE

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B-I	See Section 16-19A.1													

NOTES:

¹MDM: maximum depth of measurement.