

DIVISION 2. ADMINISTRATIVE PROVISIONS.²**Sec. 6-5. ZONING TERMINOLOGY DEFINITIONS**

- (a) Within this section, the words “occupied” and “used” shall include the words “designed”, “arranged” or “intended to be occupied or used”.
- (b) For the purposes of this zoning ordinance certain terms and words used herein shall be defined and interpreted as follows:
- (1) **Addition.** Any alteration in a building which increases its size, height, or roof area.
 - (2) **Alteration.** Any change in the use or location of walls, supports, shape, columns, beams or girders in a structure.
 - (3) **Attic.** The space between the top of the ceiling joists of the top story and the bottom of the roof rafters.
 - (4) **Awning.** A cover, moveable or fixed, projecting from a building and supported only by attachment to the building.
 - (5) **Basement.** The portion of a building that is partly or completely below grade plane. See Sec. 6-45.1 “Story Above Grade” to determine when basement is counted as a story.
 - (6) **Bedroom.** A space in a structure used for sleeping purposes. With the exception of a guest house, rooms without unrestricted access to a kitchen shall not be used as a bedroom.
 - (7) **Building.** Any structure having a roof supported by columns or by walls and intended for the shelter, housing or enclosure of persons, animals or any other property.
 - (8) **Building Accessory or Accessory Use.** In a residential zone, any accessory building or use which is subordinate and customarily incidental to the principal building or use on the same lot. In a commercial zone, any accessory building, including shipping containers or other structure customarily incidental to the principal building or use on the same lot.
 - (9) **Building Coverage.** The portion of a lot which may be occupied by buildings. For purposes of this sub-section, buildings shall be measured to the outermost limit of any portion of the building, including but not limited to any projecting overhang of the roof excluding the first two feet. See Section 6-119.1.
 - (10) **Building Frontage.** The overall dimension of the building most nearly parallel to a street, measured parallel to the street.
 - (11) **Building Height.** The vertical distance measured from the grade plane to the highest point of the roof. See Diagram 1.
 - (12) **Corner Lot.** A lot, other than a rear lot or a through lot with at least two adjacent sides one of which meets the minimum lot frontage requirement of a zoning district on a street and the other side which abuts a street for a minimum of twenty (20) feet. See Diagram 10.
 - (13) **Court.** An unoccupied open space, other than a yard, on the same lot with a building which is bounded on two or more sides by the walls of such building. An outer court extends to a street line or opens upon a front, side or rear yard. An inner court is enclosed on all sides by the walls of a building or by lot lines on which the building walls are permitted.

- (14) **Crawl Space.** That portion of a building located below the first floor and which is less than five (5) feet in height between the inside finished grade in a building and the bottom of the floor joists of the first floor above the crawl space.
- (15) **Deck.** A constructed platform other than a patio that may be attached to a building and be supported by the building and/or the ground. A deck does not have a roof and is not enclosed.
- (16) **Dwelling, Attached.** A dwelling unit which is joined to another dwelling by a party wall or walls.
- (17) **Dwelling, One Family.** A detached building containing only one (1) dwelling unit.
- (18) **Dwelling, Two-Family.** A detached building containing only two (2) dwelling units.
- (19) **Dwelling Group.** Two (2) or more principal buildings each one of which contains one or more dwelling units on a lot.
- (20) **Dwelling Unit.** One or more spaces in a structure which room or rooms is (are) arranged, designed, used or altered for one family. A dwelling unit must contain a kitchen and a bathroom with a sink, toilet, and bathtub or shower. The kitchen within a dwelling unit must be accessible to all rooms belonging to that dwelling unit; rooms whose access to the kitchen is restricted shall not be considered part of the dwelling unit.
- (21) **Fall-Out Shelter.** A structure or portion of a structure intended to provide protection to human life during periods of danger from nuclear fallout, air raids, storms, or other emergencies.
- (22) **Family.** Any number of persons living together as a single housekeeping unit in a domestic relationship based on birth, marriage or other domestic bond, or one (1) person living in a single housekeeping unit as distinguished from roomers or boarders or the occupants of a hotel.
- (23) **Finished Grade.** The final elevation of the ground surface, including lawns, walks and paved surfaces after the completion of grading. See Diagram 1.
- (24) **Flag.** A flag, pennant or insignia of any nation, state, city or political unit; or the official flag of any political, educational, charitable, philanthropic, civic, professional, or religious institution or of a company whose executive or division offices are located on the premises as the primary occupant of a building. No such flag shall be more than 60 square feet or flown from a pole greater than 40 feet in height.
- (25) **Floor Area, Gross.** The sum of all floor area on a property as calculated in accordance with Section 6-134.
- (26) **Floor Area Ratio.** The ratio of the aggregate Gross Floor Area of all buildings on a lot (including accessory structures having walls and a roof, such as pool houses, sheds, and garages) to the total area of the lot including easements and driveways to four (4) or less residential properties. Total lot area excludes underwater coastal lands as described in Sec. 6-138 and land over which a right-of-way or easement for a private road that serves five (5) or more properties exists.
- (27) **Garage Space.** Space in a covered area used for the parking of vehicles.
- (28) **Grade Plane.** A reference plane representing the weighted average of the finished ground level adjoining the building at all exterior walls. See Section 6-134.1.

- (29) **Green Area Requirement.** The required percentage of a residentially zoned property as noted under Section 6-205, that is naturally occurring such as a wooded area, a rock outcrop, or grassed, manicured or landscaped areas. See Section 6-116 for specific requirements.
- (30) **Gross Leasable Area.** The gross floor area of a leased space within a building that is comprised of multiple uses or lessees. Gross leasable area shall be measured to the center of walls that are common to other uses or leased spaces within the building.
- (31) **Ground Floor.** The ground floor shall be considered a floor within 18 inches of mean curb elevation of building frontage; if no floor occurs within this elevation, the Zoning Enforcement Officer shall determine which floor of the building shall be treated as the ground floor.
- (32) **Guest House.** An accessory building used solely by the owner(s) or occupant(s) of the premises for the temporary (less than six months of a calendar year) accommodation of guests or family members and for which no rental or other charge is made or received. No kitchen or other housekeeping facilities are permitted within a guest house.
- (33) **Household.** All the people who occupy a housing unit (as defined by The United States Department of Housing and Urban Development). A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household.
- (34) **Kitchen.** An area or a room containing a sink and appliances for cooking and a refrigerator for food storage and an area for the preparation of foods. Such room may also contain cabinetry and appliances, which may include, but not be limited to, a dishwasher, microwave oven and trash compactor.
- (35) **Loading Space.** An off-street space available for the loading or unloading of goods; not less than fifteen (15) feet wide and twenty-five (25) feet long, having direct usable access to a street except that where one such loading space has been provided, any additional loading space lying alongside, contiguous to, and not separated from such first loading space need not be wider than twelve (12) feet.
- (36) **Lot.** A parcel of land occupied or to be occupied by a building or a group of buildings and their accessory uses, including such open spaces as are required by these regulations and such other open spaces as are used in connection with the buildings. Lot shall include "plot". For the purposes of compliance with Sec. 6-156, a lot also includes the land between the property line and the traveled way of the abutting street or streets.
- (37) **Lot Coverage.** The percentage of surface development on a site or lot occupied by buildings, structures, and all paved areas including asphalt, concrete, stone, brick, gravel, porous or permeable pavements, plastic turf reinforcing grids and similar man-made materials and products. Grassed and landscaped areas, rain gardens, tree areas etc., shall not be included in lot coverage. Any underground structure or impermeable surface shall not be considered in lot coverage if covered by at least three (3) feet of soil. Septic systems and drainage systems with the purpose of retention, infiltration or water quality treatment shall not be considered as lot coverage. Lot coverage shall apply to the R-MF and all commercial zones.

- (38) **Lot Frontage.** The distance between the side lines of a lot measured along the street. See Diagrams 6 and 8.
- (39) **Lot, Through.** Any lot other than a corner lot with frontage on more than one street.
- (40) **Non-Conforming Use.** A building or land, the use of which does not conform to the use regulations for the zone in which it is situated.
- (41) **Non-Passenger Vehicle.** All vehicles other than passenger vehicles under the Connecticut General Statutes Title 14, Chapter 246, Motor Vehicles.
- (42) **Open Air Structures.** Includes gazebos, pool houses, pergolas, carports, or other similar structures that are open on at least two sides.
- (43) **Passenger Vehicles.** Includes passenger cars, SUVs, mini-vans, pick-ups and other vehicles with a maximum of two axles, and a maximum seating capacity of 10 persons used primarily for the transportation of persons for non-commercial purposes.
- (44) **Patio.** An area on grade, which is covered with an impervious surface material such as masonry or stone.
- (45) **Porch.** A deck or patio with a roof. It may or may not be enclosed.
- (46) **Public Waterfront Access.** A safe and unobstructed access along and/or to the dry, nontidal or nonsubmerged shore areas for all members of the public in order to provide a continuous public access system to and along the waterfront and/or public rights-of-way. Such access shall be in the form of a permanent easement or other form of conveyance acceptable to the Town of Greenwich. Public Waterfront Access shall not preclude other types of in-water access, such as car-top boat launches or fishing piers.
- (47) **Premises.** Means and includes lot and buildings.
- (48) **Rear Lot.** A lot which does not front on a street. See Sec. 6-131, Diagram 7.1, Diagram 10
- (49) **Satellite Earth Station Antenna.** A parabolic dish and appurtenant tower or other antenna, tower or device the purpose of which is to receive, distribute or transmit a variety of electronic signals in the form of microwaves to or from orbiting satellites or other extra-terrestrial or terrestrial sources.
- (50) **Sign.** Any structure or any natural object such as a tree, rock, bush, or the ground itself, or part thereof or device attached thereto or painted or represented thereon that shall be used to attract attention to any object, product, place, activity, person, institution, organization or business, or which shall display or include any letter, figure, character, word, model, banner, flag, pennant, insignia, device, or representation used as, or which is in the nature of, an announcement, direction or advertisement, including windows, or permanently installed behind windows within three (3) feet thereof and visible outside the building, provided however, for the purposes of Sections 6-163 and 6-164. Does not include temporary holiday decorations or flags. For the purpose of these regulations, signs shall be considered to include and be further classified as follows:
- (A) **Free-Standing.** A sign on supports placed on or anchored in the ground and not attached to any building or other structure.
- (B) **Nameplate.** A sign giving the name or address of a property and/or the occupant or a building marker containing such information and dates and details of construction.

- (C) **Portable.** A sign, not permanently anchored to the ground or other permanent structure, designed to be transported, including without limitation, a sign designed to be on wheels, a menu or sandwich board sign, and a sign attached to or printed on a vehicle parked and visible from the right of way unless the vehicle is regularly used in the normal day-to-day operations of the business.
 - (D) **Projecting.** A wall sign attached in such a manner that its leading edge extends more than fifteen inches beyond the face of the wall.
 - (E) **Real Estate.** A sign used to advertise the sale, lease, rental, availability or location of real estate or a real estate development.
 - (F) **Temporary.** shall mean a sign that is not permanently mounted and is intended for a limited period of display
 - (G) **Wall.** A sign printed on or attached to a building wall.
 - (H) **Window.** A sign consisting of lettering or designs inside a window or upon the pane visible from the exterior of a window. Window shall include the entire glassed area within the frame.
- (51) **Story.** That portion of a building above the basement, except as further defined in Sec. 6-5 (45.1), included between the upper surface of a floor and the upper surface of the floor or roof next above it. In the CGBR zone, that portion of the building considered below grade shall also be defined as a "story" if it is habitable floor area used for other than storage, parking or mechanical space. A "half-story" is any space under the gable, hip or gambrel roof, the gross floor area of which, including dormers as described in Section 6-5 (22.1) (A) 1 (b), does not exceed forty (40) percent of the floor area next below when measured at a plane seven feet zero inches (7'0") above the floor directly below the roof. It shall be counted as a full story if the said forty (40) percent is exceeded. See Diagram 4.
- (52) **Story Above Grade.** Any story having its finished floor surface entirely above the grade plane except that a basement shall be considered as a story above grade when the finished surface of the floor above the basement is:
- 1. More than five (5) feet above the grade plane; or
 - 2. More than five (5) feet above the finished grade at the wall of the building for more than thirty (30) percent of the total linear measurement of the perimeter wall of the building; or
 - 3. More than fourteen (14) feet above the finished grade at the perimeter of the building at any point. See Diagram 5.
- (53) **Street.** Means and includes all public and private streets, highways, avenues, boulevards, parkways, roads, and other similar ways.
- (54) **Street Curb Line.** A line defined by the face of an existing or proposed curb or the edge of the street pavement.
- (55) **Street Frontage.** The side of a lot or structure that is oriented to the street.
- (56) **Structure.** A building or anything constructed or erected that requires location on the ground or attached to anything having location on the ground. This includes but is not limited to swimming pools that are more than thirty-six (36) inches deep or having a surface area more than two hundred and fifty (250) square feet, fallout shelters, open air structures, satellite earth station antennas (both receivers and transmitters),

towers, sports courts larger than 1,000 sq. ft. and all appurtenances thereto, and mechanical equipment (including vehicle parking lifts).

- (57) **Temporary Structure.** A structure which by its type and materials of construction is erected to remain for not more than six (6) months in any year. Such structures shall include tents, air supported structures, fabric shelters, portable bandstands, bleachers not erected in conjunction with athletic fields, reviewing stands, or other structures of a similar character.
- (58) **Wet Bar.** An area equipped with running water, a sink of not more than 250 square inches and a bar or serving counter and may also include an under counter or counter top refrigerator. The wet bar shall not include facilities for cooking.
- (59) **Yard, Front.** An open space across the full width of the lot between the front wall of the principal building and the front lot line. See Diagrams 7 and 9.
- (60) **Yard, Rear.** An open space across the full width of the lot between the rear lot line and the rear wall of the principal building. Where the lot is irregular or triangular in shape, the rear lot line shall be a line entirely within the lot not less than ten (10) feet in length and parallel to and most distant from the front lot line. See Diagrams 7 and 9.
- (61) **Yard, Required or Minimum Yard.** The required or minimum open space around the perimeter of a lot between a lot line and a principal building in which no structure shall be located except as specifically permitted by these regulations. Applicable to front, rear, and side yards. See Sec. 6-120.1.
- (62) **Yard, Side.** An open space, extending from front yard to rear yard between the side lot line and the principal building. See Diagrams 7 and 9.
- (63) **Zoning Lot Area.** An area containing the minimum frontage, yard requirements, and area of the zone in which located. The words "occupied" and "used" shall include the words "designed", "arranged" or "intended to be occupied or used".

Sec. 6-5.1. USE DEFINITIONS

- (a) Within this section, the words “occupied” and “used” shall include the words “designed”, “arranged” or “intended to be occupied or used”.
- (b) For the purposes of this zoning ordinance certain terms and words used herein shall be defined and interpreted as follows:
- (1) **Appliance Store.** Retail establishment that sells and displays home appliances.
 - (2) **Animal Grooming Establishment.** A commercial establishment where animals are bathed, clipped, plucked or otherwise groomed, except that no animals shall be kept, boarded, overnight.
 - (3) **Art Gallery.** An establishment engaged in the sale, loan, or display of art books, paintings, sculpture, or other works of art. This clarification does not include libraries, or museums.
 - (4) **Assembling.** A space engaged for use in processing or any light mechanical operation clearly incidental to the conduct of a retail business, personal service shop, or water dependent use.
 - (5) **Assisted Living Facility.** A facility that provides primarily nonmedical resident services to seven or more individuals in need of personal assistance essential for sustaining the activities of daily living, or for the protection of the individual, excluding members of the resident family or persons employed as facility staff, on a 24-hour-a-day basis.
 - (6) **Athletic Field.** A wide stretch of open land used for outdoor games such as baseball, football, and soccer, not including bleachers, stands or other seating with capacity more than 150 spectators.
 - (7) **Auto Detailing.** A facility which provides automobile-related services such as applying paint protectors, interior and exterior cleaning and polishing as well as installation of aftermarket accessories such as tinting, auto alarms, spoilers, sunroofs, headlight covers, and similar items.
 - (8) **Bank.** A financial service business that primarily provides person to person retail banking services at that location including cash deposits and withdrawals using tellers and secondarily other banking services including personal business and mortgage loans and other financial services and is chartered and/or licensed as a bank by an agency of the Federal Government or Connecticut Department of Banking.
 - (9) **Bank Drive-In.** A physical structure, manned or non-manned (automatic teller machine), where retail banking services and related financial business is transacted from within one’s vehicle.
 - (10) **Beach Club.** A membership establishment, not available for use by the general public, providing for recreational and social activities related and adjacent to the beach.
 - (11) **Boat and Marine Engine Rental and Sales.** An establishment that sells, rents, and/or repairs boats and marine engines.
 - (12) **Boat Yard.** A premise devoted to boat building, repairs, service and dry storage on both the ground and in boat storage racks; engine repairs, service and storage; the retail sales and dispensing of fuel and lubricants at dockside for marine purposes only but expressly excluding the bulk storage of fuel. Assembling, processing or any light

mechanical operation clearly accessory and related to the conduct of a water dependent use shall be permitted provided that such accessory use is not larger than 750 square feet gross floor area.

- (13) **Bowling Alley.** Indoor facility for the sport of ten-pin, candle-pin, or duck-pin bowling, with customary accessory uses such as snack bars.
- (14) **Car Wash.** An establishment engaged in the washing, waxing, or cleaning of automobiles or similar light vehicles.
- (15) **Cemetery.** Land used or dedicated to the burial of the dead, including crematoriums, mausoleums, necessary sales, and maintenance facilities. Mortuaries shall be included when operated within the boundary of such cemetery.
- (16) **Coffee Shop.** A high turn-over restaurant primarily offering coffee, tea, and other beverages, and where light refreshments and limited menu meals may also be sold.
- (17) **Commercial Nursery.** A place where plant material such as trees, shrubs, flowers, and other plants are grown for sale and permitted to be installed and maintained off site. It may sell on site items directly related to care and maintenance of the plant material such as fertilizer, mulch, garden tools and accessories; seasonally appropriate holiday items such as wreaths and pumpkins; and small accessory locally made items such as honey, jams and eggs.
- (18) **Community Center.** A building to be used as a place of meeting, recreation, or social activity and not operated for profit and in which neither alcoholic beverages or meals are normally dispensed or consumed.
- (19) **Congregate Housing.** A facility that provides independent living that may be assisted by congregate meals, housekeeping, and personal services, for persons sixty-two years old or older.
- (20) **Continuing Care Retirement Community.** A facility which has a combination on the same site of a nursing home and a congregate housing facility that by contract offers shared meals, housekeeping, emergency call systems, other social supports and at least two (2) health related benefits, one of which shall be priority access to the nursing home without regard to source of payment. Other health related benefits include health care provided by the nursing home or by a home health care agency or the services of any licensed health professional on a regular, on-going basis, either on staff or on contract.
- (21) **Convenience Store.** A store, often with extended opening hours, stocking a limited range of household goods snack foods and groceries. May be a stand-alone establishment or associated with another use such as fast food and/or gasoline sales.
- (22) **Day Care Center.** Establishments providing nonmedical care for persons on a less than twenty-four-hour basis other than family day care or group day care. This classification includes nursery schools, preschools, day care facilities, and any other child care facility licensed by the State of Connecticut.
- (23) **Dock and Port Facility.** A place where a watercraft can dock so that passengers can embark and disembark appropriately or in case of cargo ships, load or unload goods.
- (24) **Dry Cleaning Establishment.** An establishment or business maintained for the pickup and delivery of dry cleaning and / or laundry without the maintenance or operation of any laundry or dry-cleaning equipment or machinery on the premises.

- (25) **Emergency Youth Shelter.** A facility providing short-term housing (approximately three weeks) for youths, birth through 18, in order to resolve family problems. To be eligible youths must be screened so as to eliminate drug and alcohol users or emotionally disturbed youths.
- (26) **Family Day Care.** A private family home caring for pre-school and elementary school children licensed by the State of Connecticut for not more than 10 hours during a 24-hour period. The number of children is not to exceed six at any given time and care is on a regular basis. This use is incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof.
- (27) **Fast Food Restaurant.** An establishment having more than twelve (12) seats with a limited menu whose principal business is the sale of quickly prepared foods, frozen desserts or beverages to the patron in a ready to consume state, primarily served in paper, plastic or other disposable plates or containers with disposable utensils, for consumption within the building, or within a motor vehicle parked on the premises or off the premises as carry-out orders and may have drive-thru or delivery services. A fast food restaurant does not offer the sale of alcoholic beverages.
- (28) **Financial Service Establishment.** A business or use regulated by the State or Federal Government as a “bank” and any business, which makes loans, mortgages, accepts deposits, gives financial advice and/or buys and sells securities on behalf of its customers or clients.
- (29) **Fitness Club.** Multi-purpose fitness facility that may include a gym, ball courts, group fitness space, swimming pool, and spa functions.
- (30) **Funeral Parlor.** An establishment primarily engaged in the provision of services involving the care, preparation, or disposition of the human remains and conducting memorial services.
- (31) **Furniture Store:** Retail establishment that sells and displays home furnishings.
- (32) **Gas Station.** A building or structure designed or used primarily for the retail sale or supply of fuels, lubricants, air, water and other operating commodities for motor vehicles, aircraft or boats, including the customary space and facilities for the installation of such commodities on or in such vehicles, but does not include body repair.
- (33) **Golf Course.** A facility providing a private or public golf recreation area designed for executive or regulation play along with accessory golf support facilities but excluding miniature golf.
- (34) **Group Fitness Studio.** An establishment or use where physical exercise or training is conducted in a group session with an instructor using exercise equipment or open floor space such as, but not limited to, aerobics studios, yoga studios, spin classes, dance studios, and martial arts studios.
- (35) **Group Living Facility for the Elderly.** A Group Living Facility for the Elderly (60 years or older) is one which provides shared-living opportunities in a family-like environment to no more than 12 individuals, related or unrelated, exclusive of any staff. These individuals must be capable of living independently. Facilities are provided for room and board. Each person may have his or her own bedroom and may have own bath. Residents share kitchen/dining facilities and other common space. Shared

activities may include sharing responsibilities for meals, social activities and daily living activities, but the residents retain the choice of being private or socializing. A Group Living Facility for the Elderly is not for people with alcohol or drug abuse problems, for those coming directly from correctional or custodial institutions, for those with a history of aggressive behavior toward persons or property, or for those requiring supervision. A Group Living Facility for the Elderly may have part-time or full-time staff to assist with normal household functions and domestic services such as laundry, shopping, building maintenance and management.

- (36) **Group Day Care Home.** A detached Resident-Occupied, Single-Family Dwelling in which a program, licensed by the State of Connecticut, of supplementary child care for not less than seven (7) or more than twelve (12) related or unrelated preschool and elementary school children is conducted on a regular basis for part of the twenty-four (24) hours in one or more days of the week.
- (37) **Gym.** A commercial establishment or use where physical exercise or training is conducted on an individual basis, using exercise equipment or open floor space with or without one-to-one instruction with a personal trainer.
- (38) **Health Center.** A medical care facility that is not part of a hospital and is organized and operated to provide comprehensive primary care service; by physicians and/or health care practitioners and may offer outpatient services and diagnostic testing. Health centers often integrate access to primary care, pharmacy, mental health, and oral health services to socially or economically vulnerable individuals and families.
- (39) **Higher Education Facility:** A facility that offers education beyond high school. Includes public and private for-profit and not-for-profit institutions such as colleges and universities.
- (40) **Horticultural Reservation.** An area devoted to the art, study or science of the cultivation of flowers, fruits, vegetables or ornamental plants.
- (41) **Home Occupation.** Any use conducted entirely within a dwelling and carried on by the residents thereof using only customary home appliances, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof.
- (42) **Home Office.** A single office within a resident's one family dwelling or garage or other residential accessory structure thereto, that is used for the conduct of business services primarily by means of customary office and telecommunications equipment with no more than three (3) business visitors (excluding deliveries) daily. The use of which is incidental and secondary to the use of the dwelling for residential purposes and does not change the character or appearance thereof.
- (43) **Hospital.** A facility providing around-the-clock 24-hour care for sick and diseased persons by physicians and licensed health professionals, housing in-patients overnight for professional medical care (including less than 48-hour care) and having facilities to handle on a regular basis emergency treatment, general surgery, acute care and intensive care, including those services necessary to the handling of such care. Said facility will be under the supervision of the State Commission on Hospitals and Health Care.

- (44) **Hotel.** A building or portion thereof, kept, used, maintained, advertised or held out to the public, containing thirteen (13) or more rooms used for sleeping accommodations for guests, and providing lodging with or without meals, and other incidental services and in which there are certain public rooms and services for the use of all guests. In no case are hotel units to be used as dwelling units. Included within this definition of hotel are motels, bed and breakfasts, motor lodges, auto courts, inns, tourists courts, or similar uses.
- (45) **Hotel-Restaurant/Lounge.** Restaurant or lounge located within a hotel for use of guests and the general public.
- (46) **Hotel-Conference/Banquet Space.** Facility within a hotel used for meetings and social events where meals and beverages may be served. For use of by guests of the hotel and the general public.
- (47) **Jobbing Establishment.** The premises of an independent contractor directly involved in the building construction trades such as plumbing, heating, carpentry, electrical, landscaping, and the like.
- (48) **Kennel.** An establishment for keeping, breeding, or raising of dogs or cats for a profit or any form of compensation including donations by a person or entity or an establishment which keeps five (5) or more dogs over the age of six (6) months. Typical uses include those defined and licensed under C.G.S. 22-344, but excludes pet shops and establishments providing grooming services.
- (49) **Library.** A public facility for the use, but not sale, of literary, musical, artistic, or reference materials.
- (50) **Marina.** A waterfront establishment whose business is offering slips, berthing, storing, moorings, or securing of watercraft, but not including community piers and other non-commercial boat docking and storage facilities. A marina may include the sale or rental of watercrafts and marine sporting equipment, promotional events clearly incidental to watercraft activities, and the servicing, repair, or storage of same. Such establishments may also provide travelift services, slip rental, fuel, and sanitary pump out service.
- (51) **Marine and Fishing Sales.** Retail establishments which primarily serve fishing and water dependent uses in which goods are rented or sold primarily for use on boats and ships but excluding uses in which fuel for boats and ships is the primary item sold. Examples of goods sold include fishing tackle, navigational instruments, marine hardware and paints, nautical publications, nautical clothing such as foul-weather, marine engines, and boats less than 16 feet in length.
- (52) **Marine Related Food Service.** Food service establishments which primarily serve water dependent uses.
- (53) **Marine Related Service Establishment.** Service establishment which primarily serves water dependent uses.
- (54) **Marine Research Laboratory.** A facility for scientific laboratory research in marine-related fields.
- (55) **Medical Clinic, Pharmacy-Based.** A facility located within, and secondary to the primary function of, a pharmacy. Shall be less than 150 square feet, including a customer waiting area that is physically separated from the remainder of the retail

- space; shall function without an appointment system to provide on-the-spot medical aid to persons who present non-life-threatening problems, but who need or want the convenience of immediate medical attention for common family illnesses; shall be staffed only by a nurse practitioner or physician's assistant (no physician shall be on staff); shall not be characterized by providing patients with long-term follow-up medical care.
- (56) **Medical Clinic, Walk-In.** A facility which functions without an appointment system to provide on-the-spot medical aid to persons who present non-life-threatening problems but who need or want the convenience of immediate medical attention. A walk-in medical clinic is characterized by having limited facilities and personnel. Such a facility may be open 24 hours a day. A walk-in medical clinic is not characterized by providing patients with long-term follow-up medical care and is not designed to handle life-threatening emergencies.
- (57) **Moderate Income Dwelling Units.** Moderate-income dwelling units are those set aside for moderate-income households whose aggregate income, including the total of all current annual income of all household members from any source whatsoever at the time of certification (but excluding the earnings of working minors attending school full-time), averaged for the preceding two years, does not exceed the median annual Town paid wages of all full-time employees and teachers of the Town of Greenwich during the preceding fiscal year. See Sec. 6-110.
- (58) **Motor Vehicle Sales.** Sale or lease, retail or wholesale, of automobiles, light trucks, motorcycles, motor homes, and trailers, together with associated repair services and parts sales. Typical uses include automobile dealers and recreational vehicle sales agencies. This classification does not include automobile brokerage and other establishments which solely provide services of arranging, negotiating, assisting, or effectuating the purchase of an automobile for others.
- (59) **Motor Vehicle Service.** The use of a site for the repair of automobiles, noncommercial trucks, motorcycles, motorhomes, recreational vehicles, or boats, including the sale, installation, and servicing of equipment and parts. This use includes muffler shops, auto repair garages, tire sales and installation, wheel and brake shops, body and fender shops, and similar repair and service activities, but excludes dismantling or salvage.
- (60) **Motor Vehicle Storage.** A structure or outdoor area used for the storage of motor vehicles for extended periods of time. Excludes storage related to vehicles being serviced or awaiting service.
- (61) **Municipal Use.** Uses with a primary purpose of serving the municipal needs of the Town of Greenwich.
- (62) **Museum.** An institution that is devoted to storing, preserving, and exhibiting objects of art, history, science or other objects of lasting historical, educational or cultural value on a permanent basis in a building, portion of a building or outdoor location. Museums must be open to the public; provide museum services to the public in a building or portion of a building or outdoor location on a regular basis; and be public institutions or private not-for-profit institutions with a 501(c)(3) federal tax status.

- (63) **Natural Park Area.** An area of unusual natural beauty which has remained substantially undisturbed by man and is used primarily for conservation, education, scientific purposes, and the study and enjoyment of nature.
- (64) **Newspaper Establishment.** Includes offices for the writing, editing and publication of newspapers, intended for general circulation, and published regularly at short intervals, containing information and editorials on current events and news of general interest.
- (65) **Nursing Home.** A long-term institution having facilities and all necessary personnel to provide skilled nursing care under medical supervision and direction to carry out simple, non-surgical treatment and dietary procedures for chronic diseases, or convalescent stages of acute diseases or injuries.
- (66) **Occupational Training School.** Secondary or post-secondary educational institution designed to provide vocational education, or technical skills required to perform the tasks of a particular and specific job. Also known as a trade or vocational school. Includes public and private for-profit and not-for-profit institutions.
- (67) **Office, General.** Non-retail, non-personal service establishments which involve the transaction or provision of financial, professional or business services, or the operation of service organizations. General office uses include but are not limited to: accounting services, advertising agencies, business consultants, design professionals, financial institutions, investment companies, law firms, non-profit or social work agencies, public relations firms, offices of professional persons, sales agencies, technology professionals, radio & television broadcast studios, etc. General office uses are characterized by having limited storage consisting of office supplies or the like, but not stock for resale. May include health and fitness facilities provided as a service to employees of the office uses.
- (68) **Office, Medical.** A facility operated by one or more physicians, dentists, chiropractors, mental health specialists, or other licensed health practitioners for the examination and treatment of persons solely on an outpatient basis. Includes outpatient medical services including, but not limited to, diagnostic testing and procedural centers. Excludes drug treatment clinics.
- (69) **Outdoor Dining.** A seasonal use, ancillary and contiguous to an approved eating establishment (restaurant or retail food establishment), operating on an annual basis starting on April 1st and concluding on November 1st.
- (70) **Personal Service Establishment.** An establishment primarily involved with the provision of personal care or other service directly to the consumer on a one to one basis by walk-in or appointment. Includes but not limited to beauty salons; nail salons; spas; barber shops; cobblers, decorating shops; tailors; dressmakers; laundries; photographic studios; shops for repairs or adjustments to appliances, watches, locks, and similar small items.
- (71) **Personal Training Studio.** An establishment or use where physical exercise or training is conducted with one instructor and one client using exercise equipment or open floor space at any one time.
- (72) **Place of Worship.** See Religious Institution.

- (73) **Post or Parcel Office.** A facility that contains service windows for mailing packages and letters, post office boxes, offices, vehicle storage areas, and sorting and distribution facilities for mail.
- (74) **Printing Shop.** A facility for the custom reproduction of written or graphic materials on a custom order basis for individuals or businesses. Typical processes include, but not limited to, photocopying, large format printing, and include offset printing.
- (75) **Real Estate Sales Agency.** Offices of real estate agents and/or brokers.
- (76) **Recreational and Commercial Fishing and Boating Facilities.** An establishment which primarily serves recreational and commercial fishing and boating.
- (77) **Recreation Facility.** An establishment or use where indoor or outdoor recreation activity is conducted including, but not limited to, batting cages, bowling alleys, ice-skating rinks, miniature golf, skate parks, swimming pools, basketball and tennis courts, athletic fields, and other sports facilities.
- (78) **Religious Institution.** A building, together with its accessory buildings and use, where persons regularly assemble for religious purposes and related social events and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain religious ceremonies and purposes.
- (79) **Resident Medical Professional Office.** A single office in a one family dwelling of one medical professional (defined as a physician, surgeon, dentist, chiropractor, psychiatrist, or other licensed medical professional approved by the Planning and Zoning Commission) that is the principal residence of such medical professional and that has no hospital facilities or a medical laboratory. Such use must be clearly incidental and secondary to the use of the dwelling for residential purposes and not change the character or appearance thereof.
- (80) **Residential, Mixed-Use.** A building or complex of buildings than includes multi-family residential dwelling units and commercial uses on the same parcel or site.
- (81) **Residential, Multi-Family.** Three or more attached dwelling units.
- (82) **Residential, Single-Family.** A free-standing residential building comprised of one dwelling unit.
- (83) **Residential, Townhouse.** A one-family dwelling unit in a single structure consisting of not less than three or more than eight dwelling units each, with no other dwelling or portion of other dwelling directly above or below, each dwelling unit of which having direct ground level access to the outdoors and connected to the other dwelling units by a single party wall with no opening.
- (84) **Residential, Two-Family.** A free-standing residential building comprised of two dwelling units arranged either side-by-side or stacked.
- (85) **Restaurant.** An establishment containing a kitchen and seats for more than twelve patrons whose principal business is the preparation and selling of beverages and unpackaged food to the patron in a ready-to consume state, and where the patron consumes these foods while seated at tables or counters located within the building, except where the establishment has been granted an outdoor dining permit.
- (86) **Retail Food Establishment.** A business that sells both packaged and prepared foods and beverages primarily for consumption off the premises, but which may have seating for on-site consumption for up to twelve patrons. Such establishments may

- include, but not be limited to, bakeries, candy stores, butchers, delicatessens, ice cream parlors, and similar establishments. Includes food service providers (caterers) who prepare and deliver and/or serve food off premises and may also include drive-thru services. Excludes coffee shops.
- (87) **Retail Store.** A sales establishment whose primary purpose is to display and offer for sale commodities or goods directly to the consumer, reserving a substantial amount of floor space and window space for display of goods. May also offer incidental services.
- (88) **Rowing Club.** A facility that consists of a space to store rowing shells, oars, and associated equipment. It may also include incidental space for fitness equipment, locker rooms, office space, boat sales, and restaurant.
- (89) **School.** A public, private, or parochial school offering instruction at the primary and/or secondary levels in the branches of learning and study required to be taught in the public schools of the state.
- (90) **Seafood Processing.** The preparation, processing, or canning and packaging of seafood for human consumption.
- (91) **Self-Storage Facility.** A building or complex of buildings used for the storage of personal property where individual lessees control individual storage spaces.
- (92) **Service and Social Club.** A non-profit club or association of members organized for the purpose of providing services to the community, and engaging in charitable activities, and providing a meeting place for social interaction of its members, provided that no part of the net earnings of such club or association benefits any private individual.
- (93) **Shopping Center.** A commercial development under unified control consisting of two or more separate commercial establishments sharing a common building, or which are in separate buildings that share a common entranceway and parking area.
- (94) **Supermarket.** A food store over 4,000 square feet in floor area offering food for sale primarily for preparing off the premises. Non-food items such as household supplies, toiletries and other miscellaneous items may be offered, but the supply of such items is secondary to the primary purpose of a supermarket to sell basic food products directly to the consumer.
- (95) **Telecommunication Facility.** Any facility, and its accessory uses or structures, utilized for the broadcast or reception of electro-magnetically transmitted information for commercial purposes. See Section 140.1.
- (96) **Theater or Cinema.** A building or part of a building whose primary use is to show motion pictures, or for dramatic, dance, musical, or other live performances. The theater/cinema shall in total have a minimum of 150 fixed seats. Such establishments may include related services such as food, beverage sales, and other concessions.
- (97) **Veterinary Establishment.** An establishment for the care and treatment of small animals, including household pets.
- (98) **Warehousing and Storage.** A use engaged in storage and distribution of manufactured products, supplies, and equipment, excluding storage of materials that are hazardous or recognized as offensive. Includes self-storage facilities.
- (99) **Water-Based Recreation.** A recreational use facilitating public access to the water, which through the location, design, and operation, ensures the public's ability to enjoy

the physical and aesthetic qualities of the shoreline. The use must be open to the general public. Water-based recreation uses may include but are not limited to parks and playgrounds, piers, fishing piers, pedestrian and/or bicycle trails, rental of small watercraft such as kayaks and paddle boards for use off the property only, and similar improvements.

- (100) **Water-Dependent Use.** Uses and facilities which require direct access to, or location in, marine or tidal waters and which therefore cannot be located inland.
- (101) **Water-Enhanced Use.** Uses and facilities that are not directly dependent upon access to water, but whose presence facilitates public access to and enjoyment of the water.
- (102) **Water-Related Use.** Those uses and facilities which require or are directly related to uses that require direct access to, or location in, marine or tidal waters and which therefore cannot be located inland. For example, a rowing club requires direct access to the water and a common ancillary use includes space for ergometers and related and ancillary office space.
- (103) **Wholesale Establishment.** An establishment or place of business primarily engaged in selling and/or distributing merchandise to retailers; to industrial, commercial, institutional, or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.
- (104) **Wildlife Reservation.** An area set aside for the preservation of undomesticated animals and birds in their native habitat.
- (105) **Yacht Club.** A facility that consists of structures and related grounds and/or moorage used for social and recreational purposes related to boating, sailing or yachting. Incidental uses may include a swimming pool and restaurant.

Use Summary Table

Permitted (P), Special Permit (SP) & Special Exemption (SE) Uses	LBR	CGB R	LB	CGB	GB	GBO	WB	BEX-50	HRO	H-1 H-2
<i>Education and Institutional</i>										
Cemetery								P		
Community Center			P	P	P	P				
Day Care Center			P	P	P	P				
Library	P	P	P	P	P	P				
Municipal Use	P	P	P	P	P	P				
Museum		P	P	P	P	P				
Natural Park Area (includes Horticultural & Wildlife Reservation)								P		
Religious Institution			P	P	P	P		SE		
School			P	P	P	P		P		
Service and Social Club		P	P	P	P	P				
<i>Entertainment</i>										
Theater or Cinema		P	P	P	P	P				
<i>Food Service</i>										
Coffee Shop	SP	SP	SP	SP	SP	SP	SP			
Fast Food Restaurant	SP	SP	SP	SP	SP	SP	SP			
Restaurant	SP	SP	SP	SP	SP	SP	SP			
Retail Food Establishment	P	P	P	P	P	P	SP			
<i>Industrial</i>										
Assembling	P	P	P	P	P	P				
Jobbing Establishment	SP		SP							
Telecommunication Facility					SE	SE		SE		
Warehousing and Storage, Self Storage					SE	SE				
Wholesale Establishment					SE	SE				
<i>Lodging</i>										
Hotel					P	P				
<i>Marine & Waterfront</i>										
Beach Club							SP			
Boat and Marine Engine Rental and Sales							P			
Boat Yard							P			
Dock and Port Facility							P			
Marina							P			
Marine and Fishing Sales							SP			
Marine Related Food Service							SP			
Marine Related Retail and Service							SP			
Marine Research Laboratory							SP			
Recreational and Commercial Fishing and Boating Facilities							P			
Rowing Club							SP			
Seafood Processing							P			
Water-Based Recreation							P			
Yacht Club							SP			
<i>Medical</i>										
Health Center			P	P	P	P				P
Hospital			P	P	P	P				P
Medical Office	P	P	P	P	P	P				P
Pharmacy Based Medical Clinic	P	P	P	P	P	P				
Walk-In Medical Clinic			P	P	P	P				P

Permitted (P), Special Permit (SP) & Special Exemption (SE) Uses	LBR	CGB R	LB	CGB	GB	GBO	WB	BEX -50	HRO	H-1 H-2
Motor Vehicle										
Auto Detailing					SE	SE				
Car Wash			SP		SE	SE				
Gas Station	SP		SP		SE	SE				
Motor Vehicle Sales					SE	SE				
Motor Vehicle Service			SP		SE	SE				
Motor Vehicle Storage					SE	SE				
Office										
Newspaper Establishment			P	P	P	P				
General Office	P	P	P	P	P	P	SP	P	SP	
Real Estate Sales Agency	P	P	P	P	P	P			SP	
Recreation										
Fitness Club		P	P	P	P	P				
Golf Course		SP	SP	SP	SP	SP				
Group Fitness Studio		P	P	P	P	P				
Gym		P	P	P	P	P				
Personal Training Studio		P	P	P	P	P				
Recreation Facility		SP	SP	SP	SP	SP				
Residential										
Congregate Housing			P	P	P	P				
Continuing Care Retirement Community					SP	SP				
Emergency Youth Shelter		P	P	P	P	P				
Group Living Facility for the Elderly		SP	SP	SP	SP	SP				
Nursing Home			P	P	P	P				
Moderate Income Dwelling Unit (per Sec. 6-110)	P	P	P	P	P	P	SP			
Retail										
Art Gallery		P	P	P	P					
Retail Store	P	P	P	P	P	P				
Supermarket	P	P	SP	SP	SP	SP				
Services										
Animal Grooming Establishment	P		P	P	P	P				
Bank	P	P	SP	SP	SP	SP				
Dry Cleaning Establishment	P	P	P	P	P	P				
Funeral Parlor			P	P	P	P				
Kennel			SP		SE	SE				
Personal Service Establishment	P	P	P	P	P	P				
Post or Parcel Office	P	P	P	P	P	P				
Printing Shop			P	P	P	P				
Veterinary Establishment			SP		SE	SE				