

**Business Zones Schedule of Uses
Town of Greenwich, Connecticut**

This schedule provides a reference to supplement the text describing the use regulations in the Town of Greenwich Building Zone Regulations. It is not intended to replace the more detailed explanation of the land uses found in the text of the regulations. If there are differences between the information in the schedule and the text of the Building Zone Regulations, the text of the regulations shall govern.

USES	ZONING DISTRICTS											OVERLAY ZONES ¹⁶						
	CGB	CGBR	GB	GBO	LB	LBR	BEX-50	H-1	H-2	P	RR-R-O-W	WB	CCRC	COZ	HO	HRO	IND RE	CGIO
Accessory uses in P-Zone are same as those permitted in the most restrictive adjoining zone.										A								
Animal grooming establishment	P		P	P	P	P												
Any business or industry not otherwise covered by Use Groups			E	E														
Art gallery	P	P	P	P	P	P												
Assembling, processing or light , mechanical operation clearly incidental to the conduct of a retail business, or personal service shop. ¹	P	P	P	P	P	P												
Assembling, processing or any light mechanical operation clearly accessory and related to the conduct of a water dependent use. ¹												P						
Banks (not including drive-in bank)		P				S												
Banks (Including Drive-inBanks).	P		P	P	P													
Beach clubs including pools, cabanas and lockers												S						
Boat and marine engine rental and sales												P						
Boat yards and/or buildings devoted to boat building, repairs, service and dry storage; engine repairs, service and storage; the retail sales and dispensing of fuel and lubricants at dockside or marine purposes, only but expressly excluding the bulk storage of fuel.												P						

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Buildings, or mixed use buildings, that provide long-term health care facilities for dependent persons other than insane persons, including nursing and convalescent homes.									S	S								
Car wash	S		E	E	S													
Cemetery (No less than 500' from a residence)							P											
Church							E											
Community center	P		P	P	P													
Continuing care retirement community which includes living quarters with or without kitchens, single faumily and two-family or multi-family structures.													S					
Continuing care retirement community accessory uses that include, but are not limited to, health and other services facilities; food services, garages; social, religious and recreational facilities; administration offices; maintenance buildings; guard houses, and limited convenience stores.													A					
Convalescent home	P		P	P	P								A					
Customary uses incidental to the permitted principal use in BEX-50 Zone							A											
Day care center	P			P		P												

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Dock and port facilities												P						
Dry cleaning establishments ²	P	P	P	P	P													
Dwelling units conforming to Sec. 6-110 ³	P	P ⁵	P	P	P ⁴	P ⁵												
Educational institution not operated for commercial profit			P	P	P		E											
Emergency services, general surgery, acute, chronic and intensive care, and outpatient clinics for general medical and specialized medical care including alcohol and								P	P									
Emergency transportation other than air transportation								A	A									
Emergency youth shelter	P	P	P	P	P													
Employee recreation facilities							A											
Food service, other than drive-ins, having no more than 750 sq. ft gross floor area, when subordinate and clearly incidental to a water dependent use subject to Sec. 6-194 to Sec. 6-199 inclusive of the BZR.												S						
Food service, pharmacy, laundry, engineering and maintenance, social service, pastoral care, accounting, nurses registry, administration, volunteer and auxiliary services, housekeeping, materials management, medical library, banking, thrift shops and other retail services and recreation facilities normally incorporated with health and hospital facilities.								A	A									

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Funeral parlor			P	P	P		P											
Gasoline filling station or service stations	S		E	E	S	S												
Group living facility for the elderly	S	S	S	S	S													
Health center	P		P	P	P													
Home for the aged	P		P	P	P				P									
Horitcurtural reservation							P											
Hospital	P		P	P	P			P	P									
Hospital communication facilities, including but not imited to, telecommunicadtyion centers, radio communication centers, and radio antennas and dishes and microwave towers or dishes that are approved as provided in the BZR regulations.								A	A									
Hospitals and general medical and specialized medical clinincs, not of a penal or correctional nature nor for the permanent or long term residence of the insane.								P	P									
Hospital parking garage facility as approved by the Planning and Zoning Commission on June 6, 1989.								A	A									
Hotel			P	P														
Indoor place of assembly	P		P	P	P													
Indoor theaters of minimum of 200 seats	P	P	P	P	P													
Jobbing establishments ⁶					S	P												
Library	P	P	P	P	P	P												

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Lodging for the temporary accommodations of employees and visitors and living quarters for custodians and caretakers, provided that such lodgings are living quarters shall be limited to no more than twenty-five (25) persons.							A											
Marine research laboratories for the study of oceanography, marine environment, ecology and coast resources												S						
Marine-related retail and service												S						
Medical education facilities for physicians, nurses, medical technicians and other health care providers engaged in the rendering of medical services within the Hospital Zone, and medical education and public health awareness facilities or other members of the medical community and the general public on a temporary basis.								A	A									
Microwave towers and dishes	S	S	S	S	S	S	S	S	S									
Motel			P	P														
Motor vehicle repair			E	E														
Motor vehicle sales and service			E	E														
Motor vehicle storage			E	E														
Municipal use	P	P	P	P	P	P												
Museum	P	P	P	P	P	P												
Natural park area							P											
Newspaper establishment			P	P	P													
Non-profit, multi-service, social work agency	P	P	P	P														
Nursing home	P		P	P	P								A					

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Office space exceeding 7,000 gross floor area per lot		P ⁶		P														
Office space exceeding 20,000 gross floor area per lot				P														
Office space not exceeding 7,000 gross floor area per lot	P	P ⁶	P	P	P ⁶	P ⁶												
Offices for physicians and surgeons, for more than five (5%) percent of the gross floor area in all buildings excluding parking garages within the Hospital Zones, H-1 and H-2								S	S									
Offices-Executive							P											
Office uses defined as non-retail, non personal service establishments which involve the transaction or provision of financial, professional or business services, the operation of service organizations, or the office of health-care providers. ⁷	P	P ⁶	P	P	P ⁶	P ⁶												
Offices -Professional. Limited to architect, professional engineer and lawyer	P	P ⁶	P	P	P ⁶	P ⁶												
Offices -Real Estate	P	P ⁶	P	P	P ⁶	P ⁶												
Offices-Real Estate Sales	P	P ⁶	P	P	P ⁶	P ⁶												
On grade off-street parking lots and above ground parking structures								A	A									
Overnight facilities for hospital personnel including, but not limited to, nurses, interns and residents during their terms as such.								A	A									
Package store ⁸	P	P	P	P	P													
Park	P	P	P	P	A	A						S						
Parking	A ⁹	A	A ⁹	A ⁹	A ⁹	A	A	A	A			A	A					
Parking underground	A	A	A	A	S	S	A	A	A			A	A					

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Parking-off- street of the private passenger vehicles of customers, patrons, guests, employees, proprietors, or persons giving day to day personal attention to the conduct of one of more permitted uses in the adjoining business zone subject to Sec. 6-14 and 6-15.										P								
Personal service establishment	P	P	P	P	P	P												
Personal service facilities limited to the use of employees							A											
Place of worship	P		P	P	P		E											
Playground	P	P	P	P	P	P						S						
Post office	P	P	P	P	P	P												
Printing shop	P		P	P	P													
Processing of seafood												P ¹						
Professional offices for physicians who are directly involved with the medical administration of the hospital, or who provide services on behalf of the hospital to patients of the hospital and are compensated directly by the hospital in respect to such services, or whose practices require the extensive use of specialized medical equipment available only at the hospital.								P	P									
Public or private marina												P						
Public or private yacht club												S						
Public utility not including incidental service and storage yard							E											
Radio and TV station and tower and transmission facility			E	E														
Radio and TV station (Excludes transmitting facility.)	P		P	P	P		E											
Recreation uses ¹⁰	P	P		P	P	P												

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Recreational and commercial fishing and boating facilities.												P						
Restaurant other than drive-ins ¹¹	P	P	S	S	S	S						S						
Retail store defined as sales establishment whose primary purpose is to display and offer sale commodities or goods directly to the consumer. Includes incidental services.	P	P	P	P	P	P												
Sale of marine and fishing supplies and provisions												S						
Sales agencies of real estate, employment, insurance or travel firms. ¹²	P	P	P	P	P	P ¹⁰						S						
Sanitarium	P		P	P	P								A					
Satellite earth station antenna ¹³			E	E														
Schools, both profit and non-profit	P		P	P	P													
Service and social clubs ¹⁴	P	P	P	P	P													
Sidewalk outdoor dining facility ¹⁵	P	P	P	P	P	P												
Street	A	A	A	A	A	A	A	A	A	A	A							
Supermarket, including expansion	S	S	S	S	S	S	S											
Telecommunication facilities & sites	P	P	P	P	P	P	P	P	P	P	P							
Telecommunication towers	S	S	S	S	S	S	S	S	S	S	S		S					
Transportation related uses											S							
Veterinary establishment & kennel	S		E	E	S													
Walk-in medical clinic	P		P	P	P			P	P									
Warehouse and storage			E	E														
Waterbased recreational use													P					
Wholesale establishment			E	E														
Wildlife reservation							P											

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FOOTNOTES

- 1 Assembling, processing or light mechanical operations limited in size to no larger than 750 sq. ft. of gross floor area and finding by the Zoning Enforcement officer that use is not offensive or obnoxious or detrimental to the neighborhood by reason of emission or odor, dust, smoke, fumes or noise, or use of property in Use Group 1 for outdoor storage of equipment, appliances or parts (either derelict nor stored for use).
- 2 Dry cleaning establishment using non-inflammable solvents and employing not more than ten persons and approved the Fire Marshal.
- 3 Special permit required for development with five or more dwellings.
- 4 Dwelling may be permitted on the ground floor of structure provided standards of Sec. 6-110 are met.
- 5 Dwelling in CGBR and the LBR Zones are permitted only above ground flooruses of other uses permitted in the zone.
- 6 Limits on location, size and outdoor storage.
- 7 Office uses include, but are not limited to advertising agencies; public relations firms; office of professional persons; financial and tax services; mortgage and money-lending institutions (other than banks); investment companies; business consultants; credit agencies; secretarial services and the like. Office uses are characterized by having limited storage consisting of office supplies or the like, but not stock for retail.
- 8 Package stores are subject to the provisions of Sec. 6-194.
- 9 Special permit required for parking in front yard in GB, GBO and LB Zone. In CBG Zone parking permitted in front yard if Planning Board makes finding that parking is adequately screened from all streets by virtue of landscaping or substantial changes of topography.
- 10 Recreational uses exclude billiard and pool rooms, merry-go-rounds, shooting galleries, freak shows and similar attractions and amusement devices.
- 11 Restaurants require special permits except in the CGB and CGBR Zones where they are permitted uses when located between the front and rear building lines. No special permit is required for change in ownership of a restaurant provided there is no expansion of seating capacity. Food establishments with 12 or fewer seats or take out only considered retail uses.
- 12 Sales agencies of real estate, employment, insurance, or travel firm uses permitted only above ground floor. Expansion of uses made non-conforming due to location on the ground floor shall be by special permit.
- 13 Satellite antennas measuring over 2 meters (6.56 feet) in diameter subject to site plan approval by the Planning and Zoning Commission or its
- 14 Services and social clubs limited to no more than 25% of the ground floor area of buildings in LB and CGBR Zones, and other than access, no floor area dedicated to such use may be located along any ground floor street frontage.
- 15 Sidewalk outdoor dining facility is ancillary and contiguous to an eating establishment and operated for a temporary basis, a maximum of six months.
- 16 These are overlay zones that permit the uses of the underlying zone subject to the provisions of the particular overlay zone.