

Residential 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									FLOATING ZONES 10				
	RA-4	RA-2	RA-1	R-20	R-12	R-7	R-6	R-MF	R-C&R-CC	R-PHD-E	R-PR	R-PHD-N	R-PHD-SU	R-PHD-TH
Accessory apartment, affordable	S	S	S	S	S	S			S					
Accessory apartment, elderly	S	S	S	S	S	S			S					
Accessory building	P	P	P	P	P	P	P	P	P					
Boarding house							S	S						
Cemeteries (No less than 500' from a residence.)	E	E	E	E	E	E	E	E	E					
Churches	E	E	E	E	E	E	E	E	E					
Clinic	S	S	S	S	S	S	S	S	S					
Club	E	E	E	E	E	E	E	E	E					
Commercial agricultural uses: commercial nurseries and greenhouses, livestock and poultry raising, dairy farming and kennels	E	E	E	E	E	E	E	E	E					
Community center	E	E	E	E	E	E	E	E	E					
Congregate housing	S	S	S	S	S	S	S	S	S	P				
Continuing care retirement community	S	S	S	S	S	S	S	S	S					
Convalescent home, or other health	S	S	S	S	S	S	S	S	S					
Dwelling group							S	S						
Dwelling unit in accessory building ¹	P	P	P	P	P	P	P	P	P					
Dwelling, attached							P	P			P	P		
Dwelling, multi-family							S	S		P			P	P
Dwelling, one-family	P	P	P	P	P	P	P	P	P		P	P		
Dwelling, two-family							P	P						
Educational institutions	E	E	E	E	E	E	E	E	E					
Emergency youth shelter	E	E	E	E	E	E	E	E	E					
Fall-out shelter	E	E	E	E	A	E	E	E	E					
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Family day care ²	A	A	A	A	A	A	A	A	A					
Group day care home	S	S	S	S	S	S	S	S	S					
Group living facility for the elderly	S	S	S	S	S	S	S	S	S					
Home for the aged	S	S	S	S	S	S	S	S	S					
Home occupation, customary						P	P	P	P					
Home office	P	P	P	P	P	P	P	P	P ³					
Horticultural reservation	E	E	E	E	E	E	E	E	E					
Horses (more than six)	E	E	E	E	E	E	E	E	E					
Horses (up to six)	A	A	A	A	A	A	A	A	A					
Hospital	S	S	S	S	S	S	S	S	S					
Housing Management Office										A				
Indoor athletic use ⁴	A	A	A	A	A	A	A	A	A					
Multi-family dwelling (one or more)							S	S						
Natural park area	E	E	E	E	E	E	E	E	E					
Nursing home	S	S	S	S	S	S	S	S	S					
Office of a resident professional person employing up to two (2) persons not resident on premises ⁵	P	P	P	P	P	P	P	P	P					
Park	P	P	P	P	P	P	P	P	P		P			
Parking	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Philanthropic or charitable institution ⁶	S	S	S	S	S	S	S	S	S					
Playground	P	P	P	P	P	P	P	P	P					
Private garage, barns, sheds, shelters and other structures customarily accessory to residential estates, farms, or residential uses ⁷	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Public school ground	P	P	P	P	P	P	P	P	P					
Public utilities	E	E	E	E	E	E	E	E	E					
Public utilities, underground	E	E	E	E	E	E	E	E	E					
Recreation area, private not for profit	E	E	E	E	E	E	E	E	E		P			
Resident medical professional office	S	S	S	S	S	S	S	S	S					

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Retail sale of alcoholic liquor to be consumed on the premises by private club	A	A	A	A	A	A	A	A	A					
Roadside stands for display and sale of natural products grown on the premises	A	A	A	A	A				A					
Roomers or boarders, up to two (2) ⁸	P	P	P	P	P	P	P	P	P					
Rooming house							S	S						
Sanitarium	S	S	S	S	S	S	S	S	S					
Satellite earth station antenna ⁹	P	P	P	P	P	P	P	P	P					
Street	P	P	P	P	P	P	P	P	P					
Telecommunication facilities & sites	P	P	P	P	P	P	P	P	P					
Telecommunication towers	S	S	S	S	S	S	S	S	S					
Town building and use	P	P	P	P	P	P	P	P	P					
Wildlife reservation	E	E	E	E	E	E	E	E	E					

FOOTNOTES

- 1 Limited to accessory buildings in lawful existence prior to September 30, 1947.
- 2 Limited to one-family home.
- 3 Limited to R-CC 7
- 4 Subject to the issuance of special exception if larger than 1,200 sq. ft.
- 5 Professional person defined as arch
- 6 Philanthropic or charitable institutions exclude penal, and correctional institutions or those caring for insane or feeble minded.
- 7 Subject to the issuance of special exception if larger than the sizes stated in Sec. 6-95 (a) (2) (A).
- 8 The keeping of up to two (2) roomers or boarders by resident family limited to detached one-family dwelling.
- 9 Antennas measuring over 1 meter (3.28 feet) in diameter subject to site plan approval by Planning and Zoning Commission or its designee.
- 10 These zones are floating zones which become mapped only when authorized by the Planning and Zoning Commission.
the uses in the zone are subject to the criteria listed in the text of each of these zones