

Planning and Zoning Staff: application PLPZ 2021 00056, for a Zoning Text Amendment, submitted pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, **to amend Sections 6-5(a)(28.1), 6-95(b)(2), and 6-100**, of the Town of Greenwich Building Zone Regulations to add “Home Office” to multi-family uses in the residential and business zones. (NOTE: Text in **bold**, to be added. Text in ~~strikethrough~~, to be deleted.)

Sec. 6-5(a) Definitions.

- (28.1) Home Office shall mean one office within a resident's one family dwelling **unit or multi-family unit** or the garage or other residential accessory structure thereto, constructed within such setbacks as are required for the dwelling, 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 (clients, deliverers and couriers, and consultants) daily, which use is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the character or appearance thereof. A home office does not include the uses in Use Group 1 of Section 6-100.

6-95 (b) HOME OFFICE

- (2) A home office shall be permitted as an accessory use incident to the principal uses **in Section 6-110** and Section 6-93 in RA-4, RA-2, RA-1, R20 and R-12 zones and R-7 zone (by the cross reference in Section 6-97(b)(1) to RA-4 zones permitted uses) and R-6 zone (by the cross reference in Section 6-98(b)(1) to R-7 zone permitted uses), provided all of the following requirements are met at all times

Sec. 6-100

USE GROUP 3

Dwelling units conforming to the provisions of Sec. 6-110.
Home office.