

Exhibit 1. Proposed Text (revised 06/08/2021, see §6-194 (a)(1))*Revised by Applicant 7/7/21*

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 Section 6-100. (NOTE: Text in bold and underlined, to be added. Text in strikethrough, to be deleted.)

SUBDIVISION 3. BUSINESS ZONES.**Sec. 6-100. USE GROUPS FOR BUSINESS ZONES.**

In order to carry out the purposes and provisions of these regulations, the uses of all non-residential buildings and structures have been classified into Use Groups. Any use not specifically listed in the following Use Groups shall be prohibited, unless allowed under Use Group 5A by Special Exception. (9/15/86) (10/17/18)

USE GROUP 1 (9/28/2010)...

Restaurants, other than drive-ins, including expansion by new construction, alteration or conversion, when authorized by Special Permit pursuant to Sec. 6-17 of these Regulations and subject to the provisions of Sec. 6-194. No special permit is necessary for properties between the front and rear building lines. (6/17/83) Public areas of a restaurant in the CGBR zone are restricted to the ground floor of the building; **except that public areas of a restaurant may be located on a second floor of a two-story building in the CGBR Zone when: (1) public areas of a restaurant are present on both the ground and second floors of the building, and (2) said public areas of the restaurant are one business operation served by one, onsite, central kitchen. Assuming these conditions are satisfied, food and beverage preparation areas (e.g., coffee bar, service or patron liquor bar, sushi station, etc.) are also permitted within the public area(s) on both floors, in addition to the central kitchen. Second floor Restaurant use is limited to two-story buildings only; and shall not be permitted in buildings with three stories or more. Roof use by a Restaurant occupying one or two stories is prohibited.** (11/17/97; 9/28/2010; --).

Sec. 6-103.1. USE REGULATIONS AND SPECIAL REQUIREMENTS FOR CGBR ZONE
(9/15/86; 9/28/2010)**(B) Ground Floor Uses.**

Except for access to and egress from upper floor permitted uses, uses on the ground floor shall be limited to uses listed in Use Group 1 except for banks and financial services, (including drive up and drive thru) and sales agencies of real estate, employment insurance or travel firms which are not permitted on the first floor of the CGBR zone.

These uses are only allowed on the upper floors if parking is provided on site since these uses are considered office uses and not retail uses. ATM machines and bank entrances to the 2nd floor are not considered financial services and may be located on the first floor in the CGBR zone. Recreational facilities, fitness clubs, gyms and group fitness centers are not permitted on the first floor of the CGBR zone and only in the Basement and on the upper floors if, in either case, adequate parking is provided on site per Section 6-158 of the BZR. Other Use Group 1 uses shall occupy not less than 75% of the floor area of the largest floor of the building. For the purposes of this provision, the ground floor shall be considered a floor within 18 inches of mean curb elevation; 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. Public areas of a restaurant in the CGBR zone are restricted to the ground floor **only, but the** (basement or second floor) may be used for food preparation and accessory non-public restaurant uses, **unless the Restaurant meets the qualifying criteria set forth in Sec.6-100 (Use Group 1, Restaurants), in which case public areas of a restaurant in the CGBR Zone may be permitted on the ground and second floors.** For the purposes of this section, a floor shall be considered the ground floor if it is located within 18" above or below mean curb elevation. (4/14/2010; 9/28/2010, 9/20/2013; 9/19/2017; ---).

Sec. 6-194. LOCATION OF ALCOHOLIC ESTABLISHMENTS

- (a) Establishments selling or distributing alcohol under all permit types defined by the Liquor Control Act are restricted as follows:
- (1) Public areas of an establishment distributing alcohol under a Restaurant or Tavern Permit in the CGBR and CGIO zones are restricted to the ground floor of the building; **unless otherwise expressly permitted by these Regulations** (See Sec. 6-103.1 (B) **and Sec. 6-100, Use Group 1**). (---).
 - (2) Café permits are permitted for theatre and cinema uses only. Any theatre or cinema which operates in the Town of Greenwich with a café permit shall provide typical theatre/cinema concessions, hot meals, and have an adequate and sanitary kitchen. All other café permits are prohibited in every zone.
 - (3) Club Permits are permitted for Non-Profit Clubs only; all other Club Permits are prohibited.
 - (4) Package Store Permits are regulated through the Department of Consumer Protection.