

Approved at the 3/19/2019 Planning & Zoning Commission meeting

Effective date of 3/27/2019

Text Amendment to Sections 6-2, 6-5(a), and 6-108, Greenwich Building Zone Regulations

Proposed text is in bold and deleted text is denoted via strikethrough

AMEND Section 6-2 CLASSES OF ZONES as follows:

BEX-50. ~~Executive Office Business - Low Density~~ **Campus**

[Remainder of Section 6-2 to remain unchanged]

DELETE Section 6-5. DEFINITIONS, Subsection (a)(19.2) Executive Offices only, as follows:

~~(19.2) Executive Offices shall mean a structure or portion thereof containing offices of the top management or supervisory personnel of a corporation or company.~~

[Remainder of Section 6-5(a) to remain unchanged]

AMEND Section 6-108. USE REGULATIONS FOR BEX-50 ZONE, Subsections (a), (b)(1), (d)(2), (e), (e)(1), (e)(1)(a), (e)(1)(c), and (e)(1)(e) as follows:

(a) Statement of Purpose.

The purpose of the BEX-50 Zone is to provide an area for low density, business ~~executive office uses~~. in the triangle of land in northwest Greenwich which is separated from and denied access to the remainder of the Town by Interstate 684. It is the additional purpose of this zone to encourage a campus-like landscaped setting which is protective of open space and environmental values, and produces a traffic impact commensurate with the capability of the road system to satisfactorily absorb it. **(3/27/2019)**

(b) Permitted Uses.

1) ~~Executive Offices~~ **Uses (as defined in Section 6-5(a) (38.2) of the Regulations)**, subject to the standards and requirements as set forth in item (e) below and other standards in these regulations. **(3/27/2019)**

2) Horticultural and wildlife reservations and natural park areas.

3) Cemeteries, provided that no location shall be approved any part of which is less than five hundred (500) feet from a residence.

(c) Permitted Uses by Special Permit of the Planning and Zoning Commission.
10/17/2018)

- (1) Churches, educational institutions not operated for commercial profit.
- (2) Public utility uses not including incidental service and storage yards.
- (3) Radio or TV stations and towers.

(d) Permitted Accessory Uses.

- (1) Customary uses incidental to the permitted principal use.
- (2) On lots developed for ~~executive~~ office uses, lodgings for the temporary accommodations of employees and visitors and living quarters for custodians and caretakers, provided that such lodgings and living quarters shall be limited to no more than twenty-five (25) persons; personal service facilities limited to the use of employees; and employee recreation facilities. **(3/27/2019)**

(e) Standards and Requirements.

The specific standards and requirements set forth below shall be applicable to all ~~executive~~ office uses established in the BEX-50 Zone;

- (1) The ~~executive~~ office **use** occupancy per lot shall be governed by the following: **(3/27/2019)**
 - a. The minimum lot size in BEX-50 zone shall be fifty (50) acres. Subject to (b) below ~~executive~~ office occupancy shall be limited in use to a maximum number of employees (as hereinafter defined), determined by the size of such lot measured in acres or fractions thereof, multiplied by a figure of 18 employees per acre. Support personnel such as maintenance, security and cafeteria personnel may be in addition to the 18 employees per acre provided the combined maximum number of employees does not exceed 20 employees per acre. (4/1/91; **3/27/2019**)
 - b. *[Section 6-108, Subsection (e)(1)(b) to remain unchanged]*
 - c. On or before January 31 of each year, the owner of any such lot referred to in (a) above shall file or cause to be filed with the Zoning Enforcement Officer an affidavit certifying for each ~~executive~~ office occupancy as to the number of permanent and temporary full or part-time employees including support personnel actually occupying all buildings on such lot and that such occupancy complies with the provisions of this section. The failure of such owner to so file or cause to be filed any affidavit required hereunder in a timely manner shall be deemed to be evidence of such owner's non-compliance with the employee limitation provisions of this Section 6-108(e)(1). The penalty provisions of Sec. 6-202 of the Greenwich Building Zone Regulations and Sec. 8-12 of the Connecticut General Statutes shall be invoked for non-compliance. (4/20/91; **3/27/2019**)
 - d. *[Section 6-108, Subsection (e)(1)(d) to remain unchanged]*
 - e. In order to mitigate against traffic to and from every lot covered by this Section 6-108 overburdening roads in the Town during lunch hour, each lot developed for ~~executive~~ office use in the BEX-50 Zone shall

contain on each such lot cafeteria facilities reasonably sufficient to provide lunches to all day-time employees of all users of executive office space on such lot. The cafeteria facilities shall offer food, including hot meals, during ordinary lunch hours, which shall consist of at least 2 consecutive hours between 11:00 a.m. and 2:00 p.m. on every business day between Monday and Friday. The cafeteria facilities shall have seating capacity sufficient to serve lunch to all day-time employees of all users of executive office space on such lot during the lunch hour period. It is the intent... -with this subparagraph. (4/1/91, **3/27/2019**) [Remainder of this subsection to remain unchanged]

[Section 6-108, Subsections (e)(1)(f), and (e)(2) through (e)(11) to remain unchanged]