

**DIVISION 21. SCHEDULE OF OPEN SPACES, HEIGHTS AND BULK OF BUILDINGS –
SCHEDULE OF BUILDING LINES.**

Sec. 6-203. OPEN SPACES, HEIGHT AND BULK OF BUILDINGS.

- (a) No structure shall be erected or altered except in accordance with the provisions contained in the schedule entitled "Schedule of Required Open Spaces, and Limiting Heights and Bulk of Buildings" except as otherwise provided by this Article.
- (b) The required minimum front yard depths and street side yard widths are based on streets at least fifty (50) feet wide. For every foot less in width of a street the required depths and widths of front yards and street side yards respectively are to be increased six (6) inches.
- (c) Any existing public or semi-public use, such as a library, hospital or similar building, exceeding the maximum story or height requirement, may be added to at the same height provided authorization to do so is granted by the Board of Appeals as a special exception.
- (d) In each of the Residential Zones contained in Section 205(a) of these regulations, at least one-third (1/3) of the Building Area of the structure(s) containing the principle use of any lot appearing of record in the Greenwich Land Records after July 8, 1998 shall be located within the Lot Shape (as noted in Sec. 6-205 (a)) applicable to the zone in which the lot is located. (7/7/98)

Sec. 6-204. EXCEPTIONS TO MAXIMUM HEIGHT AND PARKING SPACES REQUIREMENTS.

Deleted 6/11/86.

LAND USE

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SEC. 6-205. SCHEDULE OF REQUIRED OPEN SPACES, LIMITING HEIGHTS AND BULK OF BUILDINGS.
 (a) RESIDENTIAL ZONES

ZONE	MAXIMUM HEIGHT		MINIMUM LOT SIZE		LOT SHAPE	FLOOR AREA RATIO (F.A.R.) as of 05-06-02	MINIMUM PERCENT GREEN AREA REQUIREMENTS*	MINIMUM FRONT YARD (DEPTH) ³	MINIMUM SIDE YARD (WIDTH)	MINIMUM REAR YARD (DEPTH)	STREET SIDE YARD (CORNER LOT) ²	ACCESSORY STRUCTURES IN REAR YARDS		
	STORIES	FEET	AREA	FRONTAGE								MINIMUM SIDE YARD	MINIMUM REAR YARD	MAXIMUM SIZE WITHOUT PZBA SPECIAL EXCEPTION
RA-4 (Single family)	3-1/2	50 ft.	4 Acres	125 ft. Lot width 200 ft. to be measured at house location	Large enough to contain a circle 300 ft. in diameter	.0625 See Note 7 Below	84%	75 ft.	50 ft.	75 ft.	62.5 ft.	35 ft.	35 ft.	1,200 sq. ft.
RA-2 (Single family)	3-1/2	47½ ft.	2 Acres	125 ft. Lot width 150 ft. to be measured at house location	Large enough to contain a circle 200 ft. in diameter	.09 See Note 7 Below	78%	75 ft.	35 ft.	75 ft.	55 ft.	25 ft.	25 ft.	1,200 sq. ft.
RA-1 (Single family)	2-1/2	40 ft.	1 Acre	125 ft.	Large enough to contain a circle 150 ft. in diameter	.135	72%	50 ft.	25 ft.	50 ft.	37.5 ft.	15 ft.	15 ft.	800 sq. ft.
R-20 (Single family)	2-1/2	37½ ft.	20,000 sq. ft.	100 ft.	Large enough to contain a circle 100 ft. in diameter	.225	62%	40 ft.	15 ft. Sum of both not less than 35 ft.	40 ft.	27.5 ft.	10 ft.	10 ft.	800 sq. ft.
R-12 (Single family)	2-1/2	35 ft.	12,000 sq. ft.	80 ft.	Large enough to contain a 60' by 100' rectangle	.315	55%	35 ft.	10 ft. Sum of both not less than 25 ft.	35 ft.	22.5 ft.	5 ft.	5 ft.	600 sq. ft.
R-7 (Single family)	2-1/2	35 ft.	7,500 sq. ft.	65 ft.	Large enough to contain a 45' by 85' rectangle	.36	50%	25 ft.	5 ft. Sum of both not less than 15 ft.	25 ft.	15 ft.	5 ft.	5 ft.	600 sq. ft.
R-6 (Single, two family)	2-1/2	35 ft.	7,500 sq. ft.	60 ft.	Large enough to contain a 45' by 85' rectangle	.55	35%	25 ft. See Note 9 below	5 ft. Sum of both not less than 15 ft.	25 ft.	15 ft.	5 ft.	5 ft.	600 sq. ft.
R-MF (Single, two family)	2-1/2	35 ft.	3,600 sq. ft.	60 ft.	Large enough to contain a 45' by 85' rectangle	.60	Lot Coverage Definition applies to dwellings three families or more (50%)	25 ft.	15 ft.	25 ft.				
(Multi-family Dwellings. Dwelling groups and other permitted uses) ¹	4	40 ft.	2,400 sq. ft. per family	60 ft.				50 ft.	50 ft.	50 ft.	25 ft.	5 ft.	5 ft.	NA

¹ See Section 6-98.1(a)(2)

² Street side yard - See Division 10 of this Article.
 Corner lots - See Division 10 of this Article.

Note – FAR of 0.05 in RA-4, and FAR of 0.075 in the RA-2 zones applicable to special exception and special permit uses only with the exceptions specified in Note 7 (a), (b), and (c) following the table.
 *See Note 7(d)

³ Minimum Front Yard - Streets less than 50 feet - See Section 6-203.

FOR PERTINENT NOTES AND ASTERISKS, SEE PAGES 21-4 AND 21-5.

SEC. 6-205. SCHEDULE OF REQUIRED OPEN SPACES, LIMITING HEIGHTS AND BULK OF BUILDINGS:

(b) BUSINESS ZONES

(c) HOSPITAL ZONES

ZONE	MAXIMUM HEIGHT		MINIMUM LOT SIZE		MAXIMUM BUILDING AREA	MAXIMUM FLOOR AREA RATIO	MINIMUM FRONT YARD DEPTH	MINIMUM SIDE YARD WIDTH	MINIMUM REAR YARD DEPTH	MAX. LOT COVERAGE (2/9/2000)	ACCESSORY STRUCTURES IN REAR AND SIDE YARDS	
	STORIES	FEET	AREA	FRONTAGE							MINIMUM SIDE YARD	MINIMUM REAR YARD
<u>LBR1</u>	2-1/2	35 ft.	Note 1	25 ft.	30%	0.3 *****	10ft.	None required except that if provided such side yard shall be at least 3 1/2 feet plus one inch for each foot of building height. Note 2 (6/11/86)	10% of lot depth but a min. of 25 ft. for commercial or mixed use bldg. adjoining residential zone (6/11/86)	75%	5 ft.	10 ft.
<u>LBR2</u> See below	2-1/2	35 ft.	Note 1	25 ft.	30%	0.5 *****					5 ft.	10 ft.
<u>LB</u>	2-1/2	35 ft.	Note 1	25 ft.	30%	0.5 (6/11/86) Note 10 (4/4/87)	25 ft.	5 ft. per story or 10% of lot frontage or lot width at bldg. location, which ever is greater. Note 2 (6/11/86)	Same as LBR (6/11/86)	75% Note 10 (4/4/87)	5 ft.	10 ft.
<u>CGBR</u>	3	40 ft.	Note 1	25 ft.	30%*	0.3 **	10 ft.	None	10% of lot depth (6/11/86)	75% ****	None	None
<u>CGB</u>	3	40 ft.	Note 1	25 ft.	30%*	0.3 ***	10 ft.	3 1/2 feet plus one inch for each foot of building height Note 2 (6/11/86)	Same as LBR (6/11/86)	75%	5ft.	10 ft.
<u>GB</u>	3 Note 8	40 ft.	Note 1	25 ft.	25%	0.5 Note 10 (4/4/87)	50 ft. Note 3	30 ft. Note 2 (6/11/86) Note 3	10% of lot depth but not less than 30 ft. Note 3	60% Note 10 (4/4/87)	10 ft.	15 ft.
<u>GBO</u>	3 Note 8	40 ft.	Note 1	25 ft.	25%	0.5 Note 10 (4/4/87)	50 ft. Note 3	30 ft. Note 2 (6/11/86) Note 3	10% of lot depth but not less than 30 ft. Note 3	60% Note 10 (4/4/87)	10 ft.	15 ft.
<u>WB</u> See below	2 1/2 (5/11/87)	30 ft. (5/11/87)		25 ft.	30% (5/11/87)	0.5	15 ft. (5/11/87)	10 ft. (5/11/87)	30 ft. See Sec. 6-107(c)(8) (5/11/87)	90% (5/11/87)	5 ft.	15 ft.
<u>BEX-50</u> (Business)	3 Note 4	45 ft.	50 Acres	100 ft.	10% Note 5	0.09 Excluding accessory buildings constructed before 1/1/91. 0.005 for any buildings constructed subsequently. See below (4/1/91)	200 ft. Note 6	200 ft. Note 6	200 ft. Note 6	15%	100 ft.	100 ft.
Hospital <u>H-1</u> (7/8/95)	3	65 ft.	Greater than 8 Acres		50%	1.25	45 ft.	100 ft.	25 ft.	90%	50 ft.	15 ft.
Hospital <u>H-2</u> (6/8/90)	4	40 ft.	none		35%	0.6	25 ft.	15 ft. (excluded from provisions of Sec. 6-132)	25 ft.	75%	5 ft.	10 ft.

LBR-1: Banksville, Palmer Hill/Valley Rd. (North Mianus), Round Hill (6/11/86).

LBR-2: Chickahominy, Cos Cob, Davis Avenue/Bruce Park, Glenville, Pemberwick, Riverside Avenue/East Putnam, Valley Road/River Road Ext., West Putnam Avenue (6/11/86); added Byram, Church Street/William Street, Old Greenwich on 11/25/91. (LBR-3 deleted 11/25/91).

BEX-50 Note for accessory uses including but not limited to dining/food preparation facilities and structured parking with or without walls for the garaging, storage or parking of vehicles. (4/1/91)

WB - See Sec. 6-107(c)(6). (5/11/87)

FOR PERTINENT NOTES AND ASTERISKS, SEE PAGES BZR 21-4 AND 21-5

- * Not applicable to buildings or additions thereto between the front and rear building lines for any lots as they existed at the date the building lines were established. (Sec. 6-130)
- ** Use group 2a and 2b only; .9 FAR on all other permitted uses; this .9 FAR shall not apply to uses between the front and rear building lines. In computing FAR for 2a or 2b uses, ground floor areas of other Use Groups shall be considered part of lot area. (6/27/95)
- *** (a) .9 FAR for an existing structure found by the Planning and Zoning Commission, after consultation with the Historic District Commission, to have historical, cultural or architectural merit or to be a significant element of a streetscape the preservation of which fosters a sense of history, preserves architectural heritage or protects community amenities. Pursuant to a Special Permit under Sec. 6-17 and after consultation with the Architectural Review Committee, the Historic District Commission or other agencies, the Planning and Zoning Commission may authorize an addition or a connection between such structures or a modification of coverage, setbacks, parking or access requirements. In no case may the finished structure(s) exceed the maximum FAR permitted in the zone.
- (b) .9 FAR for a use group 2a for which an application for preliminary site plan approval has been filed with the Commission prior to March 2, 1982. (5/11/82)
- **** Except those properties between the front and rear building lines.
- ***** Use Group 2a limited to .15 FAR in the LBR-1 zone, and limited to .3 FAR in the LBR-2 zone. (11/25/91)
- Note 1. See Sec. 6-110(a) (6/11/86)
- Note 2. See Sec. 6-110(b) (6/11/86)
- Note 3. The minimum distance to any residential zone shall be equal to twenty feet per acre of lot area but in no case shall the minimum distance be less than 25 feet nor more than 100 feet.
- Note 4. Underground parking garages which are partially above ground shall not be subject to the limitation on the number of stories nor included in determining the number of stories or the height of any building above such garages, provided that the exposure above grade does not exceed the following limitations; (a) one side may be fully exposed; and (b) two additional sides may be partially exposed above a sloping grade commencing at the exposed side and rising at least one foot for every three feet of depth. Other basement areas on sloping sites with no more than three sides exposed in excess of 5 feet and which are wholly under the first floor shall not be included in determining the number of stories, provided that the floor area within the portion of the basement exposed in excess of 5 feet does not exceed 25% of the area of the first floor of the building and provided that the floor of such basement is not more than 15 feet below the first floor level.
- Note 5. Underground parking garages with exposed sides not in excess of the limitations provided in Note 4 above shall not be included in determining the maximum building area.
- Note 6. Except: 100 feet from adjacent land in the same zone. Gate houses not more than 11/2 stories in height may be located at a distance not less than 50 feet back from the street.

(6/27/95)

Note 7. Applicable to Special Exception and Special Permit uses only with the following exceptions:

- 7(a) In the RA-4 and RA-2 zones, for Special Permit uses specified in 6-94(b) (1) and for Municipal Uses, the Planning and Zoning Commission may permit an FAR not to exceed .10 in the RA-4 zone on lots in excess of eight acres but less than twenty-five acres, and an F.A.R. not to exceed .10 in the RA-2 zone on lots in excess of 8 acres but less than 25 acres, after consideration of the standards set forth in Sec. 6-15 and 6-17 and, further, after a finding by the Commission that the proposed use would serve a public purpose and that there exists a demonstrated community need for said use, and further that: (8/28/92)
- (1) No special permit use specified in 6-94(b) shall be closer than 2,500 feet to a use in 6-94(b)(1) as measured from any point along the boundaries of the lot(s), except that any use existing as of the date of this amendment which may become non-conforming as to the above distance requirement by the adoption of this amendment, will not be prohibited from being continued, altered, changed or expanded, provided all other standards of the Building Zone Regulations are complied with. (3/28/92)
 - (2) The building or buildings and other structures will be screened from surrounding properties to the maximum extent reasonably possible. (3/28/92)
 - (3) Traffic generated by the proposed use will not have a significant adverse effect upon safety in the streets nor will significantly increase traffic congestion in the area.
 - (4) The proposed use will not be detrimental to the neighborhood or its residents or alter the neighborhood's essential characteristics. (10/27/83)
- 7(b) Educational Institutions not operated for commercial profit, permitted pursuant to Sec. 6-94(a)(5), are recognized as having unique indoor and outdoor space requirements and are permitted an F.A.R. of .15 in the RA-2 Zone and .075 in the RA-4 Zone. (3/28/92)
- 7(c) Religious institutions, permitted pursuant to Sec. 6-94 (a) (5), are permitted an F.A.R. of .0625 in the RA-4 zone. (8/17/99)
- 7(d) Special Exception uses permitted pursuant to Section 6-94 (a), Special Permit uses permitted pursuant to Section 6-94 (b), and Municipal Uses are recognized as having unique requirements for indoor and outdoor facilities. As such, upon application by the property owner, the Planning and Zoning Commission may waive lot coverage and Green Area requirements for Special Exception, Special Permit, and Municipal Uses permitted in residential zones after a finding that the proposed development provides sufficient landscaping, planting and screening to enhance the compatibility of the improvements with the surrounding residential neighborhood and to screen refuse, transformers, storage and parking areas, and meets applicable standards set forth in Sections 6-15 and 6-17(d). (3/2/2012)

Note 8. Upon application for Special Permit, the Commission may authorize the maximum height to be not more than 4 stories or 40 feet for a structure of Use Group 6, provided the Commission finds that such height is compatible with buildings in the immediate surrounding area and meets the standards of Sections 6-15 and 6-17. (10/28/80)

(3/2/2012)

Note 9. Where three (3) or more principal buildings which are non-conforming in respect to front yard and street side yard exist within the same block and within the same zone as a lot in question, the average setback line of all existing principal buildings within the block and the zone may be followed in locating a new building or in reconstructing or altering an existing building on such lot. (6/1/2017)

Note 10. See Section 6-110(g). (4/4/87)

Sec. 205.1 SCHEDULE OF BUILDING LINES.

Street	General Description of Building Line	Building Line Shown on Map on File in Town Clerk's Office as Number -	Date of Establishment of Building Line
Arch Street	Both sides from Railroad Avenue to Greenwich Avenue	#4259	May 17, 1960 effective June 1, 1960
Dayton Avenue	Both sides from West Putnam Avenue to Field Point Road, 25 feet from the property line.	#3091	March 17, 1954 effective April 1, 1954
East Elm Street	North Side along property owned by Red Men's Home Assoc., Inc. (4/29/91)	#4201C	April 23, 1991 effective April 29, 1991
Field Point Road	Brookside Drive and west side from West Putnam Avenue to east side of West Putnam Avenue to West Elm Street, 35 feet from the property line.	#3091	March 17, 1954 effective April 1, 1954
Greenwich Avenue	Both sides from Putnam Avenue south to Railroad Avenue and Bruce Park Avenue	#3676	July 19, 1956 effective July 27, 1956
Mason Street	Both sides: from East Putnam Avenue to Lewis Street approximately 37 feet from property line; from Lewis Street to East Elm Street shall have a separation of 95', each line being moved equally towards the center line of the present building line locations. (7/16/91)	#2151A; #2151B; #2151C; #2151D; & #2151E	February 10, 1953 effective February 16, 1953; Revised June 25, 1991 effective July 16, 1991

Street	General Description of Building Line	Building Line Shown on Map on File in Town Clerk's Office as Number -	Date of Establishment of Building Line
Sound Beach Avenue	Both sides from N.Y., N. H. & H. Railroad south to vicinity of Public School.	#4203	October 27, 1959 effective November 16, 1960
West Elm Street	North side from Benedict Place to Field Point Road, 35 feet from the property line.	#3091	March 17, 1954 effective April 1, 1954

SCHEDULE OF REAR BUILDING LINES

Greenwich Avenue	Both sides from Putnam Avenue south to N.Y., N.H. and H. Railroad.	#4201A, #4201B, #4201C, #4201D, #4201E, #4201F, and #4201G.	Sept. 28, 1959 effective March 8, 1960 Amend. Sept. 28, 1966, effective October 20, 1966
Greenwich Avenue	E/S Greenwich Avenue between Lewis Street and East Elm Street.		Amend. June 17, 1963, effective July 31, 1963.