

TOWN OF GREENWICH		
CHRONOLOGICAL LIST OF AMENDMENTS		
BUILDING ZONE REGULATIONS 1/79 TO PRESENT (Updated 11/25/2008)		
This listing of text amendment was compiled by the staff of the Planning and Zoning Commission to assist users of the Building Zoning Regulations with an interest in knowing when amendments to the regulations from the date indicated took effect. The Commission takes no responsibility for omissions or errors. Users should also consult the public hearing notices and legal ads published for the zoning text amendments listed to confirm the information.		
SECTION	TITLE	EFFECTIVE DATE OF AMENDMENT
6-5 (a)(3.1) thru (3.3)	Definition of Bank and Bank Drive-in added as 6-5(a)(3.1) and 6-5(a)(3.2). Former definition (3.1) was renumbered as (3.3)	11/25/2008
6-5(a)10.2)	Definition of Carport is added	11/25/2008
6-5(23)	Definition of Floor Area Ratio was amended to include the exclusion of land within a right-of-way	11/25/2008
6-100 Use Group 1 & 7b	Revised the explanation of sidewalk outdoor dining facilities to strike the word "sidewalk" and insert (restaurant, or retail food store). This use is also now included under Use Group 7b.	11/25/2008
6-144	Accessory Buildings - revised the accessory building height limit to include those structures in commercial zones.	11/25/2008
6-157(c)	Commercial Loading Areas - added 6-157 (c) for automotive dealers. No staging, loading or unloading of carriers shall be don on town Streets. Must be done on commercially zone properties.	11/25/2008
6-5 (38.6) 6-5 (38.7) 6-100 Use Groups 1 & 8	Definition of Pharmacy. The Use Pharmacy was added to use groups 1 and 8. Inserted as definition [6-5 (38.6)] all subsequent definitions were renumbered accordingly.	11/7/2007
6-158 (b)	Drive In/Up Establishment Parking and queuing requirements	10/24/2007
6-100 Use Group 7	Water dependent uses - revision/adding text regulating boats and boat storage racks; boat storage racks to meet accessory setback requirements and limited in height to 30'.	7/19/2006
6-128 (a) (b) (c) & (d)	Projections in required yards - revision - deleted term "attached terraces"; added language permitting balconies, windows and stair wells to project into required yards up to two(2) feet; and allows minor architectural features less then 6" to project into required yard.	7/19/2006
6-140.2 (e)	Fences and walls - added sub-paragraph limiting the height of fences within 10 feet of front or street side property line to 3 feet in height within 10 feet of both sides of a driveway; stated that fence, wall or planting must not impede the minimum sight distance standards in DPW Roadway Design Manual.	7/19/2006

SECTION	TITLE	EFFECTIVE DATE OF AMENDMENT
6-141 (b) (2) ii, iii, iv	Non-conforming building and use restrictions revision to sub-paragraph ii to permit building eligible for placement on National Register of Historic Places to have substantial improvement made even if existing building is non-conforming; permits such building with non-conforming yard to have "substantial improvement" if addition is conforming with regard to setbacks.	7/19/2006
6-205 (a)	Residential Zones, Schedule of Required Open Spaces Limiting Height and Bulk Buildings, Note 7 Footnote - Revision - To clarify FAR for special permit and special exception uses as referenced in Note 7	4/19/2006
6-14 (a) (2) (14)	Preliminary Site Plan Procedures - Revision	4/19/2006
6-5 (a) 22.1)	Floor Area, Gross, Sub-paragraph (B) - Revision - Text Reorganization	4/19/2006
6-5 (a) (34)	Lot Corner - Revision - Requires minimum frontage on one street to be 20'	4/19/2006
6-5 (a) (49)	Structure-Revision - Adds vehicle parking lifts	4/19/2006
6-185 (A)	Transient Parking Spaces (9 x 18) 3 Hours or Less - Revision - To require 10' wide end-space for transient parking space	4/19/2006
6-141 (b) (2) (B) iii	Non-conforming Use Restrictions - Revision - To permit limited vertical addition within a non-conforming yard.	4/19/2006
6-138	Land Under Water - Revision - To exclude underwater coastal land from lot area and minimum set backs	4/19/2006
6-134 (b)	Measurements - Revision - Distances between walls used for grade plane to be measured from face of wall to face of next wall.	4/19/2006
6-98 (a) (2) (A)	Use Regulations for R-6 Multi-Family and RMF Zones - Revision - Allowing conversion of qualifying accessory structure to dwelling on lot with single family dwelling.	4/19/2006
6-111 (c) A (2) & (3)	Coastal Site Plan Review, Approval and Exemptions - Revisions	4/19/2006
6-110 (e)	Use Regulations and Special Permit Requirement for Dwellings Units Permitted in the Business Zones - Revision - Substituted phase "areas designated for recreation and delete term terraces	4/19/2006
6-76 (c)	Number of Families; Lot Area; Terrace Patio or Deck Area - Revision - Substituting "patio" and "deck" for "terrace"	4/19/2006
6-30 (f)	Lot and Building Requirements - Revision - Substituting "patio" and "deck" for "terrace"	4/19/2006
6-5 (a) (49)	Structure - Revision - To delete terraces	4/19/2006
6-5 (a) (38.6)	Porch - Added	4/19/2006
6-5 (a) (12.2)	Deck - Added	4/19/2006
6-5 (a) (38.5)	Personal Service Establishment - change numbering of this section	4/19/2006

SECTION	TITLE	EFFECTIVE DATE OF AMENDMENT
6-5 (a) (38.4)	Patio - Added	4/19/2006
6-5 (a) (51)	Terrace - Revised	4/19/2006
6-5 (a) (49.2)	Revision - change numbering of this section	4/19/2006
6-5 (a) (49.1)	Substantial Improvement - Added	4/19/2006
6-5 (a) (23)	Floor Area Ratio - Revision - To exclude underwater coastal land from lot area	4/19/2006
6-5 (a) (5)	Definitions-Building revised	5/4/2005
6-5 (a) (6)	Definitions-Building Accessory or Accessory Use revised	5/4/2005
6-5 (a) (10.1)	Definitions-Commercial Recreation added	5/4/2005
6-5 (a) (11.3)	Definitions-Corner Lot added and illustrated with Diagram10	5/4/2005
6-5 (a) (17)	Definitions-Dwelling Group revised	5/4/2005
6-5 (a) (21.2)	Definitions-Fast Food Restaurant-added	5/4/2005
6-5 (a) (21.3)	Definitions-Finished Grade-existing definition renumbered	5/4/2005
6-5 (a) (26)	Definitions-Grade Plane-revised to cross reference Sec. 6-134 (b)	5/4/2005
6-5 (a) (27.1)	Definitions-Health Club added	5/4/2005
6-5 (a) (34.1)	Definitions-Lot Coverage revised	5/4/2005
6-5 (a) (38.1)	Definitions-Non-Passenger Vehicle-added	5/4/2005
6-5 (a) (38.2)	Definitions-Passenger Vehicle-added	5/4/2005
6-5 (a) (38.3)	Definitions-Office Use-revised and renumbered	5/4/2005
6-5 (a) (38.4)	Definitions-Personal Service Establishments-revised	5/4/2005
6-5 (a) (42)	Definitions-Restaurant-revised	5/4/2005
6-5 (a) (42.1)	Definitions-Retail Food Establishment-added	5/4/2005
6-5 (a) (42.2)	Definitions-Retail Store-existing definition renumbered	5/4/2005
6-5 (a) (49)	Definitions-Structure-revised	5/4/2005
6-13 6-14 6-14.1 6-15	Sections 6-13, 6-14, 6-14.1 and 6-15 revised to reflect the authority of the Commission to approve, approve with modification or disapprove site plans. Revisions made to insure that application submission requirements reflected in regulations.	5/4/2005
6-99(a)(4)(B)	Date for affidavit submission changed from January 30 to July 1	5/4/2005
6-100 Use Group 5	Auto detailing added to list of permitted uses	5/4/2005
6-103 (C)	Revised to replace text reading "average existing grade at street level" to "grade plane".	5/4/2005
6-104 (C)	" "	5/4/2005
6-104 (H)	Prohibition against display of merchandise or equipment used for on site business activity in front yard or required parking area in LB zone.	5/4/2005
6-104.1 (D)	" " in CGB zone	5/4/2005
6-105 (c)	" " in GB zone	5/4/2005

SECTION	TITLE	EFFECTIVE DATE OF AMENDMENT
6-106 (c)	" " in GBO zone	5/4/2005
6-126	Visibility at Section revised with the addition of illustration to show area on lot subject to this regulation.	5/4/2005
6-128	Revised to limit projections permitted to walls which are conforming. Also revised to prohibit projections other than eaves, leaders, or gutters from encroaching into a minimum five (5) foot side yard.	5/4/2005
6-131 (a) (2)	Minimum frontage exceptions regulations section revised to state that the access way to a rear lot shall be at least 20 feet wide and no greater than 35 feet. The revision makes this regulation consistent for both single and combined rear lot access ways.	5/4/2005
6-131 (a) (3)	Revised language indicates that limitation on the maximum rise of 15% applies to driveway within an access way.	5/4/2005
6-131 (a) (5)	Minor text change substituting "shall be" for the word "is".	5/4/2005
6-131 (b) (2)	Minor text change adding the word "each" in referring to access way.	5/4/2005
6-140.2	Addition of new separate section regulating fences and walls requires permits for solid fences over six feet six inches and any type of fencing constructed as an appurtenance to a sports court larger than 1,000 sq. ft. or any other recreational facility.	5/4/2005
6-144 (b)	Revised the minimum side and rear setback required from two to five feet in the R-7, R-6 and R-MF zones.	5/4/2005
6-147.1	Amended the title of this section to read "Accessory Buildings in Business Zones" permits accessory buildings in business zones subject to site plan approval; allows shipping containers as accessory buildings for up to 90 days subject to the approval of the Town Planner; and limits the height of accessory buildings in business zones to a maximum of 25 feet	
6-152 (a)	Revised text by adding language requiring that outdoor light fixtures have full cutoff luminaries to reduce night sky pollution.	5/4/2005
6-156 (a)	Revised the text of this section to clarify the criteria limiting the circumstances under which a resident's non-passenger vehicle can be parked in a residential zone.	5/4/2005
6-158 (b)	Revised text of the standards for determining customer or patron parking. Added parking standards for a number of uses found in the Building Zone Regulations and revised the parking standards for uses for which parking standards already existed.	5/4/2005

SECTION	TITLE	EFFECTIVE DATE OF AMENDMENT
6-161	Amended title of this section to add landscaping standards to paving and drainage requirements for site plans, and lists landscaping criteria for site plan with 10 or more parking spaces.	5/4/2005
6-168 (a)	Adds neon illumination to the list of prohibited types of signs	5/4/2005
6-175 (b)	Deleted this sub-paragraph that specified the filing fees for sign applications. Now permits the Building Department to revise fees without having to amend the Building Zone Regulations. Other subsections renumbered	5/4/2005
6-205 (a)	Revised to add columns showing the "Street Side Yard", "Accessory Structure Minimum Side and Rear Yards", and "Maximum Size of Accessory Structure without PZBA Special Exception. Also revised the columns for "Minimum Front Yard (Depth)", "Minimum Side Yard (Width)" and Minimum Rear Yard (Depth)" by eliminating the alternative way of determining minimum setback requirements based on the height of the existing building.	5/4/2005
6-205 (b)	Amended the "Minimum Side Yard Width" for CGBR Zone to state that no side yard setback is required. Also added columns for "Accessory Structure Minimum Side and Rear Yards for all business zones."	5/4/2005
Diagrams	Added Diagram 10 to illustrate corner, standard, rear and through lots	5/4/2005
6-205 (a)	Schedule of Required Open Spaces and Limiting Heights and Bulk of Buildings for Residential Zones revised by adding or modifying F.A.R. for the following zoning districts: RA-4, 0.625; RA-2, .09; RA-1, .135; R-20, .225; R-12, .315; R-7, .36; and R-6, .55.	1/15/2003
	Division 3 Conservation Zones Regulation of Floor Area Ratio (F.A.R.) revised by the addition of language to provide for a 25% increase in the F.A.R. above the maximum F.A.R. of the underlying zone for detached housing in the RA-C4 and RA-C2 Zones and a 15% increase in the F.A.R. above the maximum F.A.R. of the underlying zone for detached housing in the RA-C1 and R-C20 Zones, and the R-C 12, and R-C7 zones.	1/15/2003
6-71.1	Application for affordable housing units in Residential planned Housing Designed Small Unit (R-PHD-SU) Zone. Sets forth minimum lot area required for each type of unit, floor area ratio (FAR) and yard requirements pursuant to court decisions in the matter of <u>Smith-Groh Inc. (aka Pemberwick Commons vs. Planning and Zoning Commission)</u> .	10/9/2002

SECTION	TITLE	EFFECTIVE DATE OF AMENDMENT
6-109.1 (5)(c)	Historic Overlay Zone New sub-paragraph (c) added to allow religious institutions existing as of effective date of amendment and granted Historic Overlay Zone status to have an FAR not to exceed 1.0, and a height not to exceed four stories and a building height not to exceed 50 feet when authorized by special permit.	8/21/2002
6-5 (2.1)	Definitions - Attic added	4/30/2002
6-5 (3.1)	Definitions - Basement added	4/30/2002
6-5 (12.1)	Definitions - Crawl Space added	4/30/2002
6-5 (21.2)	Definitions - Finished Grade added	4/30/2002
6-5 (22.1)	Definitions - Floor Area Gross added	4/30/2002
6-5 (26)	Definitions - Grade Plane added	4/30/2002
6-5 (45.1)	Definitions - Story Above Grade added	4/30/2002
6-5 (56.1)	Definitions - Yard, Required or Minimum Yard added	4/30/2002
6-5 (9)	Definitions - Building Height Revised - Measured from grade plane to highest point of the roof	4/30/2002
6-5 (22)	Definitions - Floor Area, Gross revised to distinguish between non-residential and residential uses	4/30/2002
6-5 (35)	Definitions - Lot frontage revised to require that minimum lot frontage be provided a depth equivalent to at least two hundred percent of the minimum front yard setback.	4/30/2002
6-5 (45)	Definitions - Story revised to include more definitive description and cross reference to Section 6-5 (45.1) and Section 6-5 (22.1) (A)(l)(b).	4/30/2002
6-5 (54)	Definitions - yard, front revised to reference supplemental diagram.	4/30/2002
6-5 (55)	Definitions, yard rear revised to referenced supplemental diagram.	4/30/2002
6-5 (56)	Definitions - Yard, side revised to reference supplemental diagram.	4/30/2002
6-10 (c)	Building permit applications; plans; contents; survey New Sub-paragraph added requiring specified information for use in calculating floor area ratio.	4/30/2002
6-12 (b) (c) & (d)	Limitations on permit issuance, New sub-paragraphs added describing documentation required to prove compliance with floor area ratio and maximum building height regulations.	4/30/2002
6-12 (a)(b) (c)(d) & (e)	Projections in required yards revised subparagraph (a) to provide standards for determining how close certain features can come to rear or side property lines added new subparagraph (b) to indicate when certain features considered part of principal structure and thus can not be located in a required side or rear yard. Added new subparagraph (e) to indicate that certain features can not be located in a required front yard. Existing sub-paragraph (b) renumbered as subparagraph (d); new subparagraph (e) added that prohibits mechanical equipment in any required yard.	4/30/2002

SECTION	TITLE	EFFECTIVE DATE OF AMENDMENT
6-134 (b)	Measurements new sub-paragraph (b) added specifying limits on height and spacing of retaining walls when fill is used to establish the grade plain.	4/30/2002
6-205	Schedule of Required Open Spaces, limiting height and bulk of buildings revised to increase maximum building height as follows: RA-4 from 45' to 50' RA-2 from 45' to 46 1/2' RA-1 from 35 to 40' R-20 from 35 to 37 1/2'	4/30/2002
6-140.1	Satellite Earth Station (SES) deleted and replaced by new Section 6-140.1 Telecommunication Facilities and sites.	12/19/2001
6-155	Parking and garages for multi-family residential purposes. Paragraph added granting Planning and Zoning Commission, authority to require the installation of bicycle racks as a condition of Site Plan approval for multi-family housing. Text added also contains standards for bicycle rack installation.	10/3/2001
6-5 (18)	Definitions - Dwelling Unit revised definitions	10/3/2001
6-5 (31.1)	Definitions - Kitchen new definition added existing Section 6-5 (31.1) renumbered to section 6-5 (31.2)	10/3/2001
6-5 (52.2)	Definitions - Wet Bar New Definition added	10/3/2001
6-158	Customer or patron parking; required spaces. Paragraph added granting Planning and Zoning Commission authority to require the installation of bicycle racks as a condition of site plan approval for non-residential developments. Text added also contains standards for bicycle rack installations.	10/3/2001
6-4 (b)	Zone Boundaries sub-paragraph (b) deleted and existing subparagraph (c) relabeled (b)	2/7/2001
6-12 (b)	Limitations on permit issuance. Language revised to indicate that site plan approval to be by Planning and Zoning Commission, Town Planner or designee.	2/7/2001
6-14 (a)(3)	Site Plan procedures revised to include language on required mail notification to abutting property owners.	2/7/2001
6-14 (c)	Site Plan procedures new section requiring applications involving Inland Wetlands and Watercourses Agency approval to be submitted to that agency prior to site plan application submittal to Planning and Zoning Commission. Final Site Plan approval can only be done after IWWA renders its decision.	2/7/2001
6-14.1 (e)	Commission review of Site Plan Applications existing sub-paragraph (e) deleted and replaced with new language. Requires construction to be completed with five year of site plan approval.	2/7/2001

SECTION	TITLE	EFFECTIVE DATE OF AMENDMENT
6-16 (a) & (b)	Site Plan changes subparagraph (a) a revised to changed reference to Building Inspector to Building Official. Sub-paragraph (b) added specific types of site plan changes requesting reapproval.	2/7/2001
6-16.1 (b)	Acceptance of site plan construction. Revision/adding that specifying nature of building and surveys required before CO is issued.	2/7/2001
6-17 (b) (5)	Authorization of use by Special Permit. New sections requiring applications involving Inland Wetlands Agency Approval to be submitted to that agency prior to special permit submitted to Planning Zoning Commission. Special Permit Approval can only be done after IWWA renders its decision.	2/7/2001
6-17.1	Exemptions. Deleted in its entirety.	2/7/2001
6-20 (c)(1)	Board of Appeals add to sub-paragraph (c)(1) requiring Board of Appeals to consider Plan of Conservation and Development in rendering decisions on special exceptions. Addition necessitated re-numbering existing (1) to (6) to (2) to (7).	2/7/2001
6-111 (c)(B)(2)	Coastal Overlay Zone new section requiring mail notification to abutting property owners as per Sec. 6-14 (a) (3)	2/7/2001
6-131 (a) (5) & (6)	Sub-paragraph (5) indicates how lot area of rear lot used to calculate FAR begins and access way ends. Frontage exceptions sub-paragraph (6) indicates point at which access way ends and lot begins. Existing sub-paragraphs (5) and (6) renumbered (7) and (8).	2/7/2001
6-131 (b) (2)	Minimum Frontage exceptions new sub-paragraph (2) added. Specifies that access way must be at least 20 feet wide and no greater than 35 feet, and continue at least the depth of the front yard setback. Existing sub-paragraphs (2) to (6) renumbered (3) to (9).	2/7/2001
6-189(c)	Curb cuts, access drives new sub-paragraph (c) requires written/notification to entity owning or maintaining a private road before modification of existing or installation of new curb cut.	2/7/2001
6-128	Projections in required yards revised to include uncovered porches and mechanical equipment to list of items prohibited from being erected in required yard.	6/15/2000
6-29	Deleted entire Conservation Zones Section Regulations Floor Area Ratio, and other requirements, and replaced with new 6-29 (A), 13) and C)	5/17/2000
6-30	Lot and other building A) requirements. Sec. 6-30 revised, Sec. 6-30 B) added and Sec. 6-30 C) added.	5/17/2000
6-126	Visibility at intersections revised to include reference to DPW roadway design manual, and Town Tree Warden Approval.	5/17/2000

SECTION	TITLE	EFFECTIVE DATE OF AMENDMENT
6-131 (a) (2) & b (5)	Minimum frontage exceptions Sec. (a)(2) revised to require that access way continue at least the depth of the front yard setback and new b(5) added.	5/17/2000
6-5 (23)	Definitions - Floor Area Ratio Existing Definition Deleted and Replaced with New Definition	5/10/2000
6-5 (35)	Definitions - Lot Coverage Revised to Require Minimum Lot Frontage Dimension to Continue on Diminished to Depth of Required Front Yard Setback	5/10/2000
6-5 (38.2)	Definitions - Personal service establishments revised to include training, recreational or educational facilities, such as but not limited to computer schools, martial arts or language school.	5/10/2000
6-128 (a)	Projections into required yards deleted and replaced with new text.	5/10/2000
6-5 (7)	Building area deleted and replaced with new text.	5/10/2000
6-100	Deleted the Following Uses From Use Group 9: Motor Vehicle Repair; Motor Vehicle Sales and Service; and Motor Vehicle Storage	3/21/2000
6-104 (A)	Deleted entire third paragraph in this section	3/21/2000
6-104 (G)	Deleted Entire Last Paragraph in This Section	3/21/2000
6-5 (34.1)	Definition - Lot Coverage	2/9/2000
6-98 (a)(2)(c)	Maximum Coverage Building & Lot Coverage	2/9/2000
6-128 (b)	Revised Projections into Required Yards to Include Projects With and Without Foundation	2/9/2000
6-139.1	Flood zone regulations to include language counting fully enclosed areas below base flood elevation.	2/9/2000
6-159	Required Parking in Business Zone Handicapped Parking to be In Addition to Parking Required	2/9/2000
6-205	Schedule of Required Open Spaces, Limiting Height and Bulk of Buildings (b) Business Zones & (e) Hospital Zones-Maximum Lot Coverage	2/9/2000
6-20 (d) & (e)	Board of Appeals: Procedures - New Sections Added	1/12/2000
6-7(b)(3) & (b)(4)	Authorization of use by Special Permit - New Sections Added	1/12/2000
6-5 (49)	Definitions - Structure Revised	1/12/2000
6-205 Note 7 (c)	FAR for Religious Institutions	8/17/1999
6-139.1	Flood Zone Regulations	4/7/1999
6-205(a)	Floor area ratio added for RA-4 & RA-2 zones	12/2/1998
6-203(d)	Residential Building Location	7/7/1998
6-203(e)	Side Yard in CGBR Zone	7/7/1998
6-100	Use Group 1-Delete Cafe & Add Dining Facilities	11/17/1997
6-100	Use Group 8 - Delete Cafe	11/17/1997

SECTION	TITLE	EFFECTIVE DATE OF AMENDMENT
6-103.1	Delete Cafe	11/17/1997
6-184	Site Plan Content Specifications	11/17/1997
6-185	Revised Site Plan Parking Dimensions	11/17/1997
6-186	Parking & Loading Area Specifications	11/17/1997
6-187	Parking Space Identification & Traffic Sign Requirement	11/17/1997
6-194	Amended Alcohol Establishment Permit Location Regulations	11/17/1997
6-195	Delete Classification of Permits	11/17/1997
6-194	Amended Alcohol Establishment Permit Location Regulations	8/2/1997
6-195	Delete Relocation of Establishment (Tavern, Restaurant & Package Store)	8/2/1997
6-196	Delete Relocation of Established Business (Tavern, Restaurant & Liquor Store)	8/2/1997
6-197	Delete Restaurant Containing Service Bar	8/2/1997
6-198	Delete Business Operating Under Cafe Liquor Permit	8/2/1997
6-199	Renumbered to Section 6-195 & No change in text to Classification of Permits	8/2/1997
6-118(f)	New subsection added to Use Regulations in P-Zones	9/23/1996
6-162(a)	Pooled or Group Parking Facilities	9/23/1996
6-162(b)	Deletion of subsection (b) in Pooled or Group Parking Facilities	9/23/1996
6-158(a)&(b)	Customer, Patron, Tenant or Employee Parking; Required Spaces	9/19/1996
6-117	Term change in of P-Zone	8/14/1996
6-118 (a)(2)(C)	Term change in Use Regulations in P-Zones	8/14/1996
6-118(d)	Term changes in Use Regulations in P-Zones	8/14/1996
6-118(e)	Term change & regulation reference in Use Regulations in P-Zones	8/14/1996
6-101(a)	Addition of LB & LBR to Special Permit Required for Business zones & Residential Zones	7/25/1996
6-158(b)	Parking Requirement for Hospitals & Clinics Deleted	7/8/1995
6-205(c)	Changes in hospital height, setbacks & Floor Area Ratio	7/8/1995
6-113	Hospital Use and Special Requirements	7/8/1995
6-5(a)(45)	Story Definition	6/27/1995
6-100	Use Group 1 Restaurant Location	6/27/1995
6-103.1	Commercial & Restaurant Use Restrictions	6/27/1995
6-205(b)**	Elimination of Indoor Theater Provision to Exceed Floor Area Ratio	6/27/1995
6-38(b)	R-PHD-E Use Regulations	1/17/1995
6-164(a)(3)	Business Zone Signs	6/25/1994
6-169	Sign Design & Lettering	6/25/1994
6-99	Conversion to Accessory Housing	6/10/1994
6-5 (a)(28.1)	Home Office Definition	2/8/1994
6-5(a)(40)	Professional Person Definition	2/8/1994

SECTION	TITLE	EFFECTIVE DATE OF AMENDMENT
6-5(a)(41)	Resident Medical Professional Office Definition	2/8/1994
6-94(b)	Zones for Special Permit Uses	2/8/1994
6-94(b)(4)	Regulations for Resident Medical Professional Office	2/8/1994
6-95(a)	Zones for Permitted Accessory Uses	2/8/1994
6-95(a)(1)	Accessory Use: Resident Professional Office	2/8/1994
6-95(b)	Accessory Use: Home Office Regulations	2/8/1994
6-158	Required Spaces for Customer/Patron Parking	2/8/1994
6-177	Uses Require Screening	2/8/1994
6-5 (44)	Sign Definition	7/3/1993
6-163	Sign Specifications for Residential Zones	7/3/1993
6-166	Location of Sign	7/3/1993
6-171	Sign Repairs; Alterations	7/3/1993
6-141(b)(2)	Alteration or Addition for Non-Conforming Uses: Restrictions	10/13/1992
6-205(a) Note 7(a)	Floor Area Ratio for Special Permit Uses	8/28/1992
6-5(a)(19.1)	Emergency Youth Shelter Definition	6/8/1992
6-98(b)	Regulations for R-6 Multi-Family and RMF Zones	12/20/1991
6-205(b)	Eliminating LBR-3 from Business Zones	11/25/1991
6-101(d)	Special Permit for Residential Zones	7/1/1991
6-205.1	Deletion of Building Line on Mason St.	7/1/1991
6-205.1	Amending Schedule of Building Lines by Adding a Front Building Line on North Side of East Elm St.	4/29/1991
6-100	Floor Area Ratio for Service and Social Clubs	4/29/1991
6-5.	Definition of Service and Social Club	4/29/1991
6-5(a)(11.2)	Definition of & Standards for Continuing Care Retirement Communities	4/2/1991
6-114	Continuing Care Retirement Community Overlay Zone	4/2/1991
6-108	Use Regulations for BEX-50 Zone	4/1/1991
6-261(a)(6)	Definition of Resubdivison	2/8/1991
6-100	Amending Use Group 8 to include animal grooming establishments	11/27/1990
6-110(g)i, ii & iii	Inclusion of Moderate Income Housing to all business zones for existing buildings, and for selected zones for new buildings	9/3/1990
6-110 (g)2.C.1	Changes to density bonus in LB/CGBR zones	9/3/1990
6-110(g)(3)A	Exception to 50% Gross Floor area in Existing Buildings	9/3/1990
6-110(a)**	Calculation of Housing Units in CGBR Zone	9/3/1990
6-5(a)(26)	Elimination of General Hospital Definition	8/13/1990
6-32(a),(a) (5) & (a)(7)	Adding buildings & Structures to Trust, Easement or Covenant in Conservation Zone	8/13/1990
6-110(f)	Prohibition on Conversion of Use Group 3 Residential Space in Business Zones to Resident Professional Use	8/13/1990

SECTION	TITLE	EFFECTIVE DATE OF AMENDMENT
6-110 (g)(4)B-1	Addition of Not-for-Profit agencies to Eligible List for Moderate Income Dwelling Units	8/13/1990
6-94 (b)(2)(a)	Refining Definition in Distance Requirement for Elderly Group Living Facility	6/11/1990
6-2	Addition of Hospital Zones to Classes of Zones	6/8/1990
6-5(a)(29.1)	Addition of Hospital definition	6/8/1990
6-113	Addition of Use Regulations & Special Requirement for Hospital Zones (H-1 & H-2)	6/8/1990
6-205 (c)	Addition of Hospital Zones H-1 & H-2 to Schedule of Open Spaces, Heights and Bulk of Building	6/8/1990
6-100 USE Group 2	Bank Space	2/6/1990
6-103.1 (D)	CGBR Zone: Parking Standards	2/6/1990
6-197 (d)	Elimination of Distance Requirements for restaurant Containing Service Bar - CGIO and Extension of Operating Hours	1/15/1990
6-19(a)(2)	Appeals on Zoning Enforcement Officer Decisions	1/15/1990
6-31 (e)	Conveyance of Conservation Land	1/15/1990
6-38 (b)	E-Zone Percentage of Gross Floor Area in Common Use	1/15/1990
6-202	Penalties Abatement (deleted)	11/7/1989
6-8 new (b)	Enforcement of Article	11/7/1989
6-94 (b)(3)	Group Day Care Home - Special Requirements	10/21/1989
6-5 (26.2)	Group Day Care Home (new definition)	10/2/1989
6-197 (d)	Restaurant Containing Service Bar	8/19/1989
6-179(c) New	Required Screening; Exceptions	11/30/88
6-103.1 (D)	CGBR Zone Parking	9/28/1988
6-5 (a) (52)	Walk-In Medical Clinic	7/25/1988
6-110 (g) (5)	Moderate Income Dwelling Units	3/2/1988
6-94(b)(2) New	Group Living Facility for Elderly	2/9/1988
6-5	Group Living Facility for Elderly	2/9/1988
6-100	Group Living Facility for Elderly	2/9/1988
6-100 Use Group 2	Office Uses...	2/2/1988
6-110(a) CGBR Zone	Number of Dwelling Units	2/2/1988
6-109.1(2)(3) (5)(b)(6)(a)	Historic Overlay Zone	1/21/1988
6-23(c)(d)	Conservation Cluster Zone	1/21/1988
6-24	Conservation Cluster Zone	1/21/1988
6-25	Conservation Cluster Zone	1/21/1988
6-26	Conservation Cluster Zone	1/21/1988

SECTION	TITLE	EFFECTIVE DATE OF AMENDMENT
6-27(a)	Conservation Cluster Zone	1/21/1988
6-30 (a)(b)(c)(d)	Conservation Cluster Zone	1/21/1988
6-31	Conservation Cluster Zone	1/21/1988
6-33 (a)(3)(b)	Conservation Cluster Zone	1/21/1988
6-5(a)(38.1)	Office Uses...	10/27/1987
6-110 (g)(4)(B).1.	Definition of Eligible List	10/2/1987
6-110 (g)(2)(F)	New Parking Requirements Underground & Surface	10/2/1987
6-5(a)(38.2)	Personal Service Uses...No Health Care Providers	10/2/1987
6-141(b)(b) old	Eliminated (6) Old and Re-Numbered existing	8/4/1987
6-98 (a)(2)	R6 & RMF Zone Special Permits for 3 Units	6/16/1987
6-110	Removal of WB for Residential Units	5/1/1987
6-205 (b) Chart	WB Zone (New)	5/1/1987
6-110 (a)	CGBR Zone Residential Units	5/1/1987
6-107(a)(b)(c)	(New) Waterfront Business Zone	5/1/1987
6-101(a)	Special Permit for Business and Residential Zones	5/1/1987
6-100 Use Group 7	(7a) Water Dependent Uses (7b) Special Permit	5/1/1987
6-5 (52.1)	Definition of Water Dependent Uses	5/1/1987
6-205	Chart (b) Bus. Zone FAR & Coverage LB, GB, GBO	4/2/1987
6-205 Note 10	Refers to Sec. 6-110(g)	4/2/1987
6-110(g)	(New) Moderate Income Dwelling Units	4/2/1987
6-110 (a)	No. of Dwelling Units in GB, GBO, LB	4/2/1987
6-104 (G)	Permitted Uses-Use Group 3	4/2/1987
6-104 (E)	LB Zone Ground Floor Uses	4/2/1987
6-169	Size of Lettering on Signs	1/1/1987
6-164(c)	Signs - Area of Window Coverage	1/1/1987
6-147(a) (1)(2)(b)(c)	Breezeways & Attached Structures	1/1/1987
6-111 all revamped	Coastal Area Overlay Zone	1/1/1987
(a)(2)(A)(B)	Accessory Uses & Structures	1/1/1987
6-5 (21.1)	Definition Family Day Care	1/1/1987
6-112	Industrial Re-Use Zone (IND-RE) added to classes of Zones	11/2/1986

SECTION	TITLE	EFFECTIVE DATE OF AMENDMENT
6-158(b)	Amends parking requirement for medical, dental offices by adding parking for employees equaling 25% of required parking; modifies parking requirement for office use by distinguishing between Use Group 2a and 2b office uses and Use Group 2c office uses; Office uses 2a & 2b require one parking space for 150 sq. ft. of usable floor space; Office use 2c requires one parking space per 200 sq. ft. of usable floor space; Retail, including all uses of Use Group 1 and 8, not otherwise specified require one parking space per 150 sq. ft. of usable floor space.	9/23/1986
6-139.1(a)	Amends purpose section of Flood Hazard Overlay Zone by adding effective date and referencing future amendments of flood hazard maps.	8/5/1986
6-139.1(d)	Substitutes Federal Emergency Management Agency for Department of Housing and Urban Development.	8/5/1986
6-5(a) Definitions (38.1)(49.1) (32)	Adds new definitions (38.1) Office Uses; (49.1) Supermarket; and (52) walk-in Medical Clinic.	8/5/1986
6-100 Use Groups	Deletes Jobbing establishment from Use Groups	8/5/1986
6-15(3)(a)	Adds new sub-section to standards for site plan approval as concerns: "adequacy of open space, screening and buffering between similar and dissimilar uses to assure light, air, privacy and freedom from or other disturbance."	6/16/1986
6-15(4)(a)	Amended to add phrase: "and to other buildings in the immediate area."	6/16/1986
6-205(b) "Note Page"	Amend Sec. 6-205(b) Business zones "note page" as follows: Delete (***** In no case shall theafter June 29, 1985.) Add new ***** as follows: <u>Use Group 2a limited to .15 F.A.R. in the LBR-1 zone, and limited to .3 FAR in the LBR-2 and LBR-3 zones.</u> Amend Sec. 205 (b) Business Zones "note page": Note 1: See Section 6-110 (a) Note 2: See Section 6-110(b)	6/11/1986
6-204 Deleted	Delete entire (Sec. 6-204. Exceptions to maximum height and parking space requirements.	6/11/1986

SECTION	TITLE	EFFECTIVE DATE OF AMENDMENT
6-205(b)	Delete all existing standards and requirements pertaining to maximum height, minimum lot size and maximum building area within Sec. 6-205 (b) for LBR zone and replace with requirements for new LBR-1, LBR-2, and LBR-3 as follows: List under "zone": *LBR-1 *LBR-2 and *LBR-3. Height/stories: for LBR-1, LBR-2, and LBR-3 shall be: 2 1/2 stories; Height/feet for LBR-1, LBR-2, and LBR-3 shall be: 35 ft.; Minimum lot size/area for LBR-1, LBR-2, and LBR-3 shall be: Note 1; Min. Lot size/frontage for LBR-1, LBR-2, and LBR-3 shall be: 25 ft.; Max. bldg. area for LBR-1, LBR-2, and LBR-3 shall be: 30%. *LBR-1: Banksville, Palmer Hill/Valley Road (North Mianus), Round Hill *LBR-2: Chickahominy, Cos Cob, Davis Avenue, Bruce Park, Glenville, Pemberwick, Riverside Avenue/East Putnam, Valley Road/River Road Ext., West Putnam Avenue (2 areas). *LBR-3: Byram, Church Street/William Street, Old Greenwich	6/11/1986
6-205(b)	Delete all existing standards and requirements pertaining to Max. Floor Area Ratio, Min. Front Yard (depth), Min. Side Yard (width), Min. Rear Yard (depth), and Max. Area Devoted to Surface Parking, Building and Drives for LBR, LB,	6/11/1986
6-155	Amend Sec. 6-155 PARKING AND GARAGES FOR MULTI-FAMILY RESIDENTIAL PURPOSES by deleting existing chart under heading "REQUIRED PARKING FACILITIES FOR MULTI-FAMILY DWELLINGS" and replacing with text which follows: 1. Dwelling or group of dwellings to accommodate three or more families. a) Dwelling with one or two bedrooms*; one garage space for each dwelling and one outdoor space for each dwelling. b) Dwelling with three or more bedrooms"; one garage space for each dwelling and 1.6 outdoor spaces for each dwelling. c) Studio apartments*; one garage space for each dwelling and 0.6 outdoor spaces for each dwelling. *A den, study, loft or similar room shall be considered a bedroom for the purpose of determining the number of required parking spaces. 2. Public Housing projects of Housing Authority: Same formula as 1. above except all spaces may be outdoors and except as provided in Sec. 6-38 (RPHD-E zone) 3. Dwelling units in mixed-use residential-commercial development: One space per dwelling unit unless a greater or lesser number is deemed appropriate by the Commission. Where a combination of garaged and outdoor spaces is required, the Commission may authorize a different mix of indoor and outdoor parking.	6/11/1986

<i>SECTION</i>	<i>TITLE</i>	<i>EFFECTIVE DATE OF AMENDMENT</i>
6-110(b)	Delete existing Section 6-110 (b) and replace with text which follows: Distance Requirements. An adequate distance shall be maintained free of all obstructions from any wall containing a dwelling unit window required for light or ventilation. Where minimum side yards are required in Sec. 6-205(b), the Planning and Zoning Commission may find lesser side yards adequate for residential uses. In all zones other than CGBR the minimum distance in feet between a building containing dwelling units and any other building on the same lot shall be equal to the sum of the number of stories of the two buildings multiplied by eight, unless the Commission finds a lesser distance consistent with the purposes of this sub-section (b).	6/11/1986
6-102(b)	Delete existing Section 6-102(b) and replace with text which follows: To concentrate business activities in existing commercial areas and assure that there will continue to be available adequate land and building capacity to meet the retail and business needs of the Town's present and ultimate future population; to assure that commercial areas outside the central business district provide for the particular needs of the areas and neighborhoods they are intended to serve.	6/11/1986
6-102(d)	To control the type, amount and location of business development, tying it closely to ultimate population growth and the capacity of the Town's infrastructure; to encourage the most economic use of existing and planned community services and facilities such as, but not limited to, road network, water supply, storm drains, sewage disposal.	6/11/1986
6-102(e)	Delete existing Section 6-102(e) and replace with text that follows: To provide greater shopping convenience and encourage pedestrian circulation by concentrating local retail and business uses in uninterrupted shopping patterns in the Town's existing business centers; to support the viability of the retail function within shopping districts by assuring adequate ground floor storefront space for retail sales purposes.	6/11/1986
6-102(g)	Sec. 6-102(g); (g) To encourage in appropriate areas mixed residential and commercial uses.	6/11/1986
6-102(i)	Add new Sec. 6-102 (i) To retain and enhance the environmental quality of business zones so as to sustain property values and the viability of businesses.	6/11/1986

SECTION	TITLE	EFFECTIVE DATE OF AMENDMENT
6-102(j)	Add new Sec. 6-102 (j) To encourage preservation of existing housing stock in commercial areas and, if dwellings are displaced by conversion or new construction, to encourage replacement; to encourage protection and provision of below-market-rate housing.	6/11/1986
6-5(a)(31.3)	Delete the existing Section 6-5(a)(31.1) and replace with new definition of "Level of Service, Acceptable" reading as follows: "Level of Service, Acceptable, for roads shall mean that stable conditions exist, i.e., movements may be somewhat restricted due to volumes, but conditions are not objectionable for motorists. "Level of Service, Acceptable," for intersections shall mean that drivers occasionally wait through more than one signal indication, and occasionally backups may develop behind left-turning vehicles, but traffic flow is stable and acceptable."	6/11/1986
6-101(a)	Amends Sec. 6-101(a) to add "mapped Post Road Impact overlay zone" to the areas subject to limitation of new construction in excess of 40,000 cubic feet in volume above established grade.	6/11/1986
6-102	Amend Sec. 6-102 STATEMENT OF PURPOSES- ALL BUSINESS ZONES as follows: "These business zone regulations are made in accordance with the Town's (Comprehensive) Plan of Development/Land Use Plan, adopted in (1964) 1985, and are designed to implement...these regulations:"	6/11/1986
6-14.1(f)	Adds Sec. 6-14.1(f) requiring approved site plan to have notice of approval filed on Greenwich Land Records.	6/11/1986
6-5(a)(22)	Deletes the existing 6-5(a)(22) and replaces with new definition of "Floor Area, Gross" reading as follows: "Floor Area, Gross shall include all the floor space contained within the exterior walls of the building with no deduction for any interior walls. Floor area, gross, shall not include areas below grade when devoted to the following uses: (A) Mechanical spaces (B) Parking (C) Storage (when related to the principal use of the building) but shall include all other below grade areas. An area below grade shall mean that portion of a building partially underground having 1/2 or more than 1/2 of its clear height below the grade plane."	6/11/1986
6-5(a)(24)	Deletes the existing 6-5(a)(24) and replaces with new definition of "Floor Area, usable" reading as follows: "Floor Area, Usable, shall mean 75% of the gross floor area as defined in (22) above.	6/11/1986
6-1(a)(12)	Adds new Sec. 6-1(a)(12) stating: "Encouraging the retention and development of housing opportunities for all citizens of the municipality."	6/11/1986
6-17(a)	Adds Phrase: "and the purpose of each zone where defined" to the end of the section.	6/11/1986

SECTION	TITLE	EFFECTIVE DATE OF AMENDMENT
6-17(d), (3), (6), (8)	Deletes word "unreasonable" from Sec. 6-17(d)(3) and (8), adds the phrase "and protect against deterioration of the quality of the environment," to Sec. 6-17 (d)(6) and adds the phrase: "so as to be inconsistent with an acceptable level of." to Sec. 6-17 (d)(8).	6/11/1986
6-17(d)(12)	Adds new Sec. 6-17(d)(12) stating: "Preserve where possible existing housing stock so as to maintain and contribute to a diversity of housing opportunities within the Town."	6/11/1986
Division 17.1 (New)	Division 17.1 Soil Erosion and Sediment Control containing the following sections added: 6-183.1; 6-183.2; 6-183.3; 6-183.4; 6-183.5; 6-183.6; and 6-183.17; 6-183.7; 6-183.8; 6-183.9; and 6-183.10	9/25/1985
6-10(a)(1)	Amends Section 6-10(a)(1) to add the underlined text as shown below: Section 6-10(a)(1) The actual shape and dimensions of the lot to be built upon. <u>Whenever a lot has been created by the division of a larger parcel the plan shall show the actual shape and dimensions of the larger parcel; the exact size, area and location of existing principal and accessory structures on the larger parcel; and the F.A.R. of all existing and proposed structures on the larger parcel; and the F.A.R. of all existing and proposed structures on any lot resulting from this property division for the purpose of determining that the F.A.R. is not exceeded on any lot. In the event there are structures on the proposed new lot, after review and determination by the Planning and Zoning Board of Appeals of their appropriateness, the exact F.A.R. shall also be calculated and not to exceed that allowed by the zone.</u>	7/27/1985
6-10(a)(6)	Amends Section 6-10(a)(6) to add the underlined text as shown below: <u>The Subdivision title and a copy of the filed record sheet of the subdivision which contains the subject lot.</u>	7/27/1985
6-205(b)	Interim regulations for period of nine months applicable to Sec. 6-205(b) schedule of required open spaces- limiting height and bulk of buildings- business zones as follows: LBR- Maximum Floor Area Ratio (.3**) ***** LB- Maximum Floor Area Ratio (.9)***** New***** In no case shall the gross floor area for new structures or for a combination of new and existing floor area exceed the lesser of 7,000 square feet per lot or a .5 FAR. These interim regulations if adopted shall apply to all applications received after June 29, 1985.	6/30/1985
6-205(b)	Amend Section 6-205(b) to add a maximum floor area ratio for the BEX-50 Zone of .09 excluding accessory buildings. Repeal Sec. 6-108 BEX-50 Zone and adopt a new Sec. 6-108 BEX-50 Zone	6/30/1985

<i>SECTION</i>	<i>TITLE</i>	<i>EFFECTIVE DATE OF AMENDMENT</i>
6-5(31.1)	Adds Section 6-5(31.1) "Level of Service" which reads as follows: (31.1) Level of Service shall mean the operating conditions of a street or section thereof, given in terms of letter grades from "A" to "F", as defined in the 1965 Highway Capacity Manual, Special Report 87, published by the Highway Research Board.	6/4/1985
6-110(a)	Amends Section 6-110 Use Regulations and Special Requirements for Dwelling Units Permitted in Business Zones as follows: ("except for lots between front and rear building lines...other than dwelling units") deleted. Text added: "The lot area used for determining the number of permitted units in the WB zone shall be the actual lot area reduced by two times the floor area devoted to uses other than dwelling units. In all other zones, except for lots between a front and rear building line in the CGBR zone, the lot area used for determining the number of permitted units shall be the actual lot area reduced by the amount of floor area devoted to uses other than dwelling units. Upon application for special permit pursuant to Section 6-17 the Commission may authorize computation of permitted units based upon actual lot area reduced by one-half the floor area devoted to uses other than dwelling units provided the maximum FAR of the zone is not exceeded."	5/30/1985
6-8.	Amends Section 6-8 Enforcement of Article to include following text as underlined, deleted text in (): "This Article shall be enforced by the Building Inspector (who is authorized to) <u>or other official in the Department of Public Works designated by the commissioner of Public Works, subject to review and approval by the Planning and Zoning Commission of such designee. Said official shall be authorized to inspect or cause the inspection of</u> any building, place, premises or use to be inspected, and to order in writing the remedying of any condition found to exist in violation of this article."	3/1985.
6-140	Amends Section 6-140 Aircraft Landing-Takeoff Facility by adding text as shown with underlining as follows: No aircraft landings, <u>takeoffs</u> and/or facilities <u>or any related activities</u> shall be permitted as a principal or accessory use in any business or residential zone.	12/5/1984
6-110(e)	Amends Section 6-110(e) to require special permit with five or more dwellings. Prior to this amendment special permit required for twenty five or more units.	9/1/1984
6-17(d)(11)	Added Section 6-27 (d)(11) to include the following text: "Will not materially adversely affect residential uses nor be detrimental to a neighborhood or its residents, nor alter a neighborhood's essential characteristics."	6/13/1984

<i>SECTION</i>	<i>TITLE</i>	<i>EFFECTIVE DATE OF AMENDMENT</i>
6-123(c)	Amended Sec. 6-123(c) by adding the text shown below: Notwithstanding any other provisions of these Regulations to the contrary, for lots in business zones which adjoin the right-of-way of the Connecticut Turnpike, the Planning and Zoning Commission, upon application for a Special Permit pursuant to the provisions of Section 6-17, shall have the authority to reduce the rear yard otherwise required by these Regulations along the line of said lot which adjoins said right-of-way, provided that the Commission finds that granting any such reduction will result in a development which meets the standards set forth in Sections 6-15 and 6-17 of these Regulations, and further provided that consideration has been given to the safety of nearest adjoining residences and other adjoining buildings by way of man-made or topographic features.	5/1/1984
6-127	Amends this Section 6-127 Height Exceptions, Text below with underlining shows new wording added to this section: The building height limits of this Article shall not apply to... <u>a parapet wall extending not more than four (4) feet above limiting height of the buildings on which it rests, provided however, that the Planning and Zoning Commission, or their designee, after giving due consideration to the standards of Sec. 6-15 and 6-17 and after consultation with the Architectural Review Committee, may authorize an increase in the height of any such parapet wall in the event such increase is desirable in order to make mechanical equipment less visible and make the proposed building architecturally more compatible with surrounding buildings or the surrounding streetscape;</u> ...the building having street frontage.	5/1/1984
6-175(b)	Amends the amount of money for sign application from minimum application filing fee of \$2.00 or \$0.10 to \$10.00 or \$1.00 per square foot of sign area, whichever is greater.	12/15/1983
6-197(c)	Amends Section 6-197 by addition of the text shown below: "except that: No restaurant in existence on the effective date of this amendment and located within the CGIO district in which the sale of alcoholic liquor is confined to wine and beer only served from and not consumed at a service bar and in which no consumption of such alcoholic liquor will be permitted at such service bar shall be required to comply with the distance requirement in subsection (b) hereof; provided that the sale of said alcoholic liquor is in conjunction with the sale of food and the hours of operation of said restaurant do not exceed 11:00 P.M."	11/24/1983

<i>SECTION</i>	<i>TITLE</i>	<i>EFFECTIVE DATE OF AMENDMENT</i>
Sec. 6-205(a) Note 7	Amended Note 7 to add the underlined text as shown below: Note 7. Applicable to Special Exception <u>and Special Permit</u> uses only. <u>In the RA-4 and RA-2 zones, for Special Permit uses specified in 6-94 (b) and for Municipal Uses, the Planning and Zoning Commission may permit an FAR not to exceed .15 for lots in excess of eight acres but less than twenty 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:</u> a. <u>The building and other structures will be screened from surrounding properties to the maximum extent reasonably possible;</u> b. <u>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.</u> c. <u>The proposed use will not be detrimental to the neighborhood or its residents or alter the neighborhood's essential characteristics.</u>	10/27/1983
6-97(a)	Use regulations for R-7 zones amended to add the underlined text as shown below: Use Regulations for R-7 Zones. The following principal uses shall be permitted and all other principal uses are expressly excluded in R-7 zones: (1) All uses permitted in RA-4 zones <u>and uses permitted under Sec. 6-94.</u>	10/27/1983
6-18(c)	Amendments added to the text with underlining as shown below: No certificate of occupancy shall be issued for any business building, for any multi-family dwelling, <u>for any structure containing a mix of residential and non-residential uses,</u> or for any dwelling group on a lot....reasonable by the Building Inspector; <u>except that on-site and off-site improvements deemed necessary to protect the health, safety and welfare of the public may not be delayed and bonded for future completion.</u>	10/27/1983

<i>SECTION</i>	<i>TITLE</i>	<i>EFFECTIVE DATE OF AMENDMENT</i>
6-94(b)	Added this sub-paragraph to the regulations which authorizes the Planning and Zoning Commission to allow the uses listed in the text underlined below as special permit uses in the RA-4; RA-2; RA-1; R-20; and R-12 zones. Delete existing subsection 6-94 (a)(4) and renumber remaining subsections (1) to (10). The following uses shall be permitted in RA-4, RA-2, RA-1, R-20 and R-12 zones when authorized by the Planning and Zoning Commission by Special Permit issued pursuant to Sec. 6-17; (1) Hospitals; clinics; nursing homes; homes for the aged; sanitariums; convalescent homes or other health care facilities or facilities for the elderly; philanthropic or charitable institutions not of a penal or correctional nature nor for the care of insane or feebleminded patients; provided that any building so permitted shall be located not less than one hundred (100) feet from any street or lot line unless the Commission finds in consideration of the particular use and it cites specific location that a lesser distance will protect adjacent property owners from adverse impacts.	10/27/1983
6-16.1(c)	Section 6-16.1 amended by labeling this as sub-paragraph 6-16.1(c) and adding the underlined text below to the end of the then existing section: <u>except that on-site and off-site requirements deemed necessary to protect the health, safety, and welfare of the public may not be delayed and bonded for future completion.</u>	10/27/1983
6-18(b)	This section amended to substitute the word temporary for conditional certification of occupancy, and added the underlined text below to the end of the then existing section: <u>except that no temporary certification of occupancy may be issued until completion of on-site and off-site improvements deemed necessary to protect the health, safety, and welfare of the public.</u>	10/27/1983
6-16.1(b)	This new sub-paragraph added which requires some certification of construction by architect of record/design professional upon completion of construction prior to the issuance of a certificate of occupancy.	10/27/1983
6-16.1(a)	This new sub-paragraph added which requires architect of record/design professional, prior to issuance of a building permit to certify that project that site work and construction completed in accordance with plan approval by Planning and Zoning Commission.	10/27/1983
6-14(b)	Amends this sub-paragraph to include the Fire Department among the list of departments which recommendations are to be incorporated into a final development plan unless the applicant appeals any such recommendation to the Planning and Zoning Commission.	10/27/1983

<i>SECTION</i>	<i>TITLE</i>	<i>EFFECTIVE DATE OF AMENDMENT</i>
6-14(g)3	Amends this sub-paragraph to require certification of mail notification of abutting property owners prior to the review of a site plan application by any town agency.	10/27/1983
6-11(d)	Adds this sub-paragraph to the regulations: Authorizing the Building Inspection to revoke any permit issued for a project if work is done contrary to a building permit.	10/27/1983
6-12.	Amends Sec. 6-12 Limitation on Permit demand to require that all building additions, regardless of size, that fall within three feet of any required yard be required to provide proof, after the foundation is completed that the addition meets the setback requirements of the zoning ordinance. Prior to this amendment this requirement was limited to buildings or additions over 500 square feet.	10/18/1983
6-100 Use Group 1	Amends this section to allow sidewalk cafes or other outdoor dining facilities and list requirements as shown with the underlined text as follows: <u>Sidewalk cafes or other outdoor dining facilities, ancillary and contiguous to an eating establishment, operating on a temporary (six month-seasonal) basis subject to the following: (1) Proof of the availability of adequate parking shall be submitted at the time of application for final site plan approval guaranteeing said availability for the period the use is to function. (2) Proof of adequate insurance coverage for the establishment shall be submitted and the owner/operator shall sign an agreement indemnifying the Town from liability on adjacent Town property resulting from the operation of said use prior to the issuance of a building permit. (3) When the temporary use ceases at the end of the approved period, all evidence of such use shall be removed from the premises. (4) If said use is to be re-established the applicant must reapply and again meet all conditions and standards of this subsection. (5) Cafe use must be entirely on property owned or leased by the applicant. (6) A building permit must be obtained prior to the start of Cafe use regardless of the amount of construction involved. (7) In the case of small-scale projects (3 tables or less) site plan approval by the Planning and Zoning Commission will not be necessary. The Town Planner shall review and approve said projects after assurance that the conditions of this subsection have been met. (8) Will not interfere with public, state or municipal use of any public street, sidewalk or property, will not create a disturbance or hazard to pedestrians or traffic and will not interfere with the safe and free flow of pedestrians or traffic.</u>	7/24/1983

<i>SECTION</i>	<i>TITLE</i>	<i>EFFECTIVE DATE OF AMENDMENT</i>
6-158(b)	Amends this section of the regulations covering restaurants, night clubs, and taverns by adding the text shown below: as footnote to entry for the uses listed: Use: Restaurants, Night Clubs, Taverns* <u>*In the case of sidewalk cafes or other outdoor dining facilities operating on a temporary (seasonal) basis, temporary reserved parking may be provided within 1,000 feet of said use subject to the provisions of Sec. 6-100 Use Group 1. However, the Planning and Zoning Commission may, after giving consideration to the proximity of the use to other parking facilities, to density of employment or volume of pedestrian traffic permit a lesser number of parking spaces.</u>	7/24/1983
6-38(a) Sec 6-39	Amends these two sections by the addition of "congregate housing" as a principal permitted use. Text changes are as noted below: Amend Sec. 6-38(a) The principal permitted uses shall be: Multi-family dwellings [only]; <u>congregate housing</u> . Amend Sec. 6-39 Number of Units. The total number of units per square acre shall be determined by requiring one thousand (1,000) square feet of land area for each unit. <u>For congregate housing, after considering the availability of community services, the Commission may allocate a lesser amount of land per unit upon a finding that the modified density will better serve the purposes of this Division.</u>	6/17/1983
6-43.1 6-5(11.1)	Adds these two sub-paragraphs with the language below: Add new <u>Sec. 6-43.1 Special Permit- Zoning Rights For Congregate Housing. The Commission may authorize a Special Permit pursuant to Sec. 6-17 of these regulations for the modification of the maximum FAR, coverage, height, setbacks, density and parking provided that the Commission finds said modifications further the purpose of Sec. 6-35 of these regulations.</u> Add new <u>Sec. 6-5 (11.1) Congregate Housing for the Elderly. Congregate Housing means a form of residential environment consisting of independent living assisted by congregate meals, housekeeping and personal services for persons sixty-years old or older.</u>	6/17/1983
6-12(b)	Amends this sub-paragraph to require approval of Town Planner for building permit for changes to non-residential building or multi-family building.	6/17/1983

<i>SECTION</i>	<i>TITLE</i>	<i>EFFECTIVE DATE OF AMENDMENT</i>
6-13.	Amends this section to give Planning and Zoning Commission site plan revision and approval authority for other permits besides building permits as well as "alterations." Site plan authority as stated in sub-paragraph (5) modified with the addition of underlined text as shown below: (5) Construction, or alteration of the exterior of any <u>multi-family structure or group of structures with five or more dwelling units, or any non-residential structure, or any structure containing a mix of residential and non-residential uses. Exterior alterations shall include but not be limited to replacement of doors or windows or signs involving a substantial change in design, material or color as well as to removal or alterations of roof top mechanical structures and other integral parts of the structure.</u> This section amended by the addition of sub-paragraph (8) and (9) as shown below; and the modification of sub-paragraph (6) and (7) as shown below: Text in brackets [] deleted. (6) Any building or portion of a building housing an athletic facility which occupies more than 1,200 square feet of floor area. [or] (7) <u>Any Use requiring Special Permit.</u> Site Plan Approval for any use requiring Special Permit [in accordance with Sec.6-101] shall be initiated as part of special permit procedure.[or] (8) Municipal Improvements submitted for Commission approval. (9) <u>An increase in non-residential usable floor area as a result of enlargement of a building, or conversion of accessory storage space, or interior alterations.</u>	6/17/1983
6-13(b)	Adds new section permitting waiver of full Commission review of site plans for small-scale projects. Review for such projects by the Town Planner, who may require Architectural Review Committee review as well.	6/17/1983
6-101 6-100	Business Zones- Use Group 1 amended to add language as shown below: Restaurants and cafes, other than drive-ins, <u>including expansion by new construction, alteration, or conversion, when authorized....."</u>	6/17/1983
6-100	Use Group 7 amended to add language as shown below: Restaurants and cafes....194-199 inclusive <u>and requirements under Use Group 1.</u>	6/17/1983
6-169	Amends to include the recommendation of Architectural Review Committee for design and lettering for sign application.	6/17/1983

<i>SECTION</i>	<i>TITLE</i>	<i>EFFECTIVE DATE OF AMENDMENT</i>
6-14.1(a) 6-14(c)	Amends these two sub-paragraphs to substitute the language concerning time-frame for taking action with new text as shown below. Text deleted in brackets. Text added underlined: [Action by the Planning and Zoning Commission shall...within seven (7) days.] <u>Action by the Planning and Zoning Commission shall be taken and a decision as to approval or disapproval rendered, within 65 days after receipt of a complete application. For purposes of this section the day or receipt of an application shall be the day of the next regularly scheduled meeting of the Commission immediately following submission of the complete application, or 35 days after such submission, whichever is sooner. The applicant may consent to one or more extensions of such period, provided the total period of any such extension or extensions shall not exceed two further sixty-five day periods, or may withdraw such plan.</u> When reviewing special permits, the period of review for the site plan shall be in accordance with Section [8-3c] <u>8-7d, as may be amended from time to time,</u> of the General Statutes. Delete Sec. 6-14.1 (d)	6/17/1983
6-23(c)	Adds the sub-paragraph to Purpose section of Conservation Zones as stated below: <u>The Planning and Zoning Commission upon application in the manner prescribed herein, after a public hearing and consideration of the recommendation of the Conservation Commission, may grant a Conservation Zone consisting of less than ten (10) acres in an R-7 and R-12 zone and less than 20 acres in an R-20 zone when the Planning and Zoning Commission finds that such rezoning will preserve and protect particular areas and terrain which have qualities of natural beauty or value, and will accomplish one or more of the following purposes: (1) To preserve and maintain the existing character and setting of a site and to preserve vistas and streetscapes. (2) To preserve parkland and passive recreation areas. (3) To preserve and protect areas and terrain which have historic interest including the setting and landscaping of historic buildings, as may be determined by the Planning and Zoning Commission after consultation with the Historic District Commission. (4) To preserve desirable features along roadways such as, but not limited to, stone fences, geological formations, and significant vegetation.</u>	6/17/1983
6-26.	Amends 6-26 Size of Zone as shown below: The total acreage for any...Conservation Zone shall...not less than 10 acres. [Unless for one or more...the Commission finds a smaller area to be appropriate.] <u>For sites less than the required minimum the standards of Sec. 6-23(c) shall apply.</u>	6/17/1983

SECTION	TITLE	EFFECTIVE DATE OF AMENDMENT
6-5(44)	Amends definition of "sign" as follows: "Sign" does not include the flag...of any....professional, [or] religious organization <u>or flags flown by a company or corporation whose executive or division offices are located on the premises as the primary occupant in a single building.</u> The location of said flags will be approved by the <u>Town Planner or his designee.</u>	6/17/1983
6-155	Amends section describing the type of dwelling subject to multi-family parking regulations as follows with the language added underlined: REQUIRED PARKING FACILITIES FOR MULTI-FAMILY DWELLINGS Type of Dwelling: A dwelling <u>or group of dwellings</u> to accommodate three or more families. Add the following language immediately below the garage space/outdoor space table for three or more families per dwelling: <u>Unless a different ratio is authorized by the Planning and Zoning Commission.</u>	4/3/1982
6-102 (h)	Amends the Statement of Purposes- Business Zones by the addition of new sub-paragraph (h) as stated below: <u>(h) To preserve the cultural heritage of the community and to preserve the Town's historic resources in conformance with Sec. 8-2 of the State Statutes</u>	4/3/1982
6-118 (a)(2)	Amends this sub-paragraph by the addition of the underlined text as shown below: Off street parking....permitted uses in the adjoining business zone (when and as to the extent authorized by the Board of Appeals as a special exception as provided in Sec. 6-20(c) subject to the conditions and safe-guard set forth therein) <u>subject to Sec. 6-14 and 6-15</u> and, in addition, to the following standards....	4/3/1982

<i>SECTION</i>	<i>TITLE</i>	<i>EFFECTIVE DATE OF AMENDMENT</i>
6-205 (b)	Amends Sec. 6-205 (b) Business Zones for CGB Zone as follows: Maximum Floor Area Ratio (.9***).3*** Repeal entire existing subsection***and substitute new subsection*** as follows: <u>***(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 any use group 2a. for which an application for preliminary site plan approval has been filed with the Commission prior to March 2, 1982.</u>	3/2/1982
6-17 (d)(10)	Adds this new sub-section containing the following text as underlined below: <u>Preserve land, structures or features having special historical, cultural, or architectural merit.</u>	3/1/1982
6-101 (a)	Special Permit Required for Business Zone sub-paragraph (a) amended to add text as underlined below: <u>No new construction.... which individually or together would total in excess of 40,000 cubic feet in volume above established grade in the underlying zones of the mapped Central Greenwich Impact Overlay Zone, or in excess of 150,000 cubic feet in volume above established grade in all other zones, shall be permitted (in any zone) except when authorized by special permit by the Commission....included in lot coverage.</u>	2/9/1982
6-23 (b)	Amends Conservation Zones: Purposes sub-paragraph (b) to add underlined text and deleted the text in brackets as shown below: The Planning and Zoning Commission, upon....may permit at existing or lower densities residential development.... Conservation Zone described herein when <u>the Commission finds that such rezoning will best conserve and preserve land to assure that its development will best maintain or enhance the appearance, character and natural beauty of an area and</u> when one or more of the following purposes are accomplished: ((1) To conserve and preserve land to assure.... natural beauty of an area) Existing purposes in Sec. 6-23 numbered 2-6 to be renumbered 1-5.	2/18/1982

<i>SECTION</i>	<i>TITLE</i>	<i>EFFECTIVE DATE OF AMENDMENT</i>
6-24 (b)	Amends this sub-paragraph by additions of underlined text as shown below: The Planning and Zoning on its own motion, on the petition of the Conservation Commission, or on the petition of one or more property owners, upon a finding that a Conservation Zone will more effectively accomplish the purposes of Sec. 6-23 than the corresponding residential zone, may establish a Conservation Zone. <u>Where attached housing is proposed, the Commission shall find that the Conservation Zone is appropriate to the neighborhood having consideration for the number and proximity of single family detached dwellings; for the visable impact on single family neighborhoods; for the number, character and proximity of other uses, for the amount of undeveloped land in the vicinity and for the proximity of other zones either more or less restrictive; and other standards provided in this article and the standards contained in Sec. 6-15.</u>	2/18/1982
6-26.	Amends this section, Size of Zone, by adding the underlined text as shown below: The total acreage for any RA-C4, RA-C2, RA-C1 and R-C20 Conservation Zone shall consist of not less than 20 acres, and for any R-C12 and R-C7 Conservation Zone not less than 10 acres unless for one or more of the purposes specified in Sec. 6-1 or <u>6-23</u> the Commission finds a smaller area to be appropriate.	2/18/1982
6-27.	Use Regulations Repeal Subsection (a) and add new Subsections (a) as follows: (a) <u>The principal permitted used shall be: RA-C4, RA-C2 and RA-C1: same as corresponding zones and not more than two attached single family houses per building as the result of conversion of a structure which was existing and listed with the Tax Assessor as of Dec. 1, 1981. R-C20 and R-C12: Same as corresponding zones, and not more than four attached single family houses, singly or in groups of buildings. R-C7: Same as permitted in R-7 and not more than six attached single family houses, singly or in groups of buildings.</u>	2/18/1982

<i>SECTION</i>	<i>TITLE</i>	<i>EFFECTIVE DATE OF AMENDMENT</i>
6-30.	<p>Lot and Building Requirements, Repeal entire section and substitute the following. (a) <u>The setback from the zone boundary shall be such size and character as to be compatible with surrounding zoning and uses, but in no case shall the setbacks be less than the required front yard of the corresponding residential zone or 40 feet, whichever is greater. Lots in a conservation zone shall conform to area, yards, shape and other requirements of Divisions 12 and 21 of this Article as follows: RA-C4 same as RA-2; RA-C2 same as RA-1; RA-C1 same as R-20; R-C20 same as R-12; R-C12 same as R-7; R-C7 same as R-7</u> (b) <u>Attached single family houses are permitted as follows: RA-C4, RA-C2 and RA-C1: Not more than two attached single family houses per building as the result of conversion of a structure which was existing and listed with the Tax Assessor as of Dec. 1, 1981. R-C20 and R-C12: Not more than four attached single family houses, singly or in groups of building. R-C7: Not more than six attached single family houses, singly or in groups of buildings. R-C7: Not more than six attached single family houses, singly or in groups of buildings.</u> (c) <u>For attached housing the minimum distance in feet between two principal buildigns within a Conservation Zone shall be equal to the sum of the number of stories of the two buildings multiplied by eight.</u> (d) <u>Parking and terraces if located in setbacks shall be placed so as to minimize encroachment upon areas and terrain which have qualities of natural beauty.</u> (e) <u>Notwithstanding the provisions of Sec. 6-30 (a)(b) and (c), the Commission, upon application for Special Permit and upon finding that that the purposes of Sec. 6-23 would be so served, may authorize any of the following: (1) Setbacks not less than the requirements of the corresponding zone; (2) A greater number of attached single family houses per building in the R-C20, R-C12 or R-C7 zones; but not to exceed the number permitted in Sec. 6-28. (3) In case of a building existing as of December 1, 1981, the division of said building into a number of seperate dwelling units not to exceed the number permitted by Sec. 6-28 above; (4) A lesser distance between principal buildings.</u></p>	2/18/1982

<i>SECTION</i>	<i>TITLE</i>	<i>EFFECTIVE DATE OF AMENDMENT</i>
6-31.	Amends this section, Conservation Land Requirements with the addition of the underlined text as shown below: (a) The Conservation land...to promote the conservation purposes specified in Sec. 6-23, <u>and shall be marked on site by monuments.</u> (c) The area of the conservation land in a Conservation Zone shall be not less than forty percent (40%) of the total tract for single family detached housing development <u>and for conversions of existing houses from detached to attached single family units,</u> or fifty percent (50%) of the total tract for single family attached housing development unless the Commission finds a smaller area to be appropriate.	2/18/1982
6-33.	Amends this section, Application for Zone Approval with the addition of the underlined text as shown below: (a) Application by petition of one or more property owners.... (1) Of the land proposed for rezoning, a statement describing conservation purpose to be accomplished and an environmental assessment by a person qualified to perform same, the plan for accomplishing said purposes and evidence to establish that a Conservation Zone will better serve the purposes of Sec. 6-23 than a conventional zone. <u>In the case of a Conservation Zone of less than 10 acres or 10 lots the Town Planner or his/her designee may waive the requirement for an environmental assessment after consultation with the Conservation Commission.</u> (3) <u>All documents required for Site Plan Approval under Sec. 6-14.</u> Existing (a)(3) becomes (a)(4). NEW (c) <u>No conservation zone shall be established unless the Planning and Zoning Commission finds that the establishment of the zone will be of sufficient benefit to the public in that it accomplishes one or more of the purposes of Sec. 6-23, and will be of greater benefit to the town than a conventional subdivision.</u>	2/18/1982
6-34.	Amends this section, Zone Approval Procedure with the addition of the underlined text as shown below: (a) (4) No building permit or certificate of occupancy shall be issued by the Building Inspector, no shall the Town accept any street, should the Conservation Plan, <u>Subdivision Plan or Site Plan</u> be changed in any way without the approval of the Commission.	2/18/1982
6-185	Add this new section, Site Plan Dimensions for Parking	2/19/1982
6-205 (a)	Amends Schedule of Required Open Spaces for Residential Zones with additional text underlined and deleted text in brackets. Minimum Lot Size: R-6 zone for multi-family dwellings, dwelling groups and other permitted uses - [3,600] <u>4,200</u> sq. ft. per family (Note 9.)	11/21/1981

<i>SECTION</i>	<i>TITLE</i>	<i>EFFECTIVE DATE OF AMENDMENT</i>
6-205 (b)	Adds new Note 9 to Sec. 6-205 (b) Schedule of Required Open Spaces for Business Zones as follows: <u>Add new Note 9. The Planning and Zoning Commission may under Special Permit allow reduction in area per family to 3600 sq. ft. for dwelling units to be incorporated into existing structures which were existing and listed with the Tax Assessor as of October 27, 1981 and which are historically or culturally significant, or important to the preservation of a neighborhood's character. For purposes of Note 9, an addition which does not exceed the greater of 25% or 700 square feet shall be considered part of the existing structure.</u>	11/21/1981
6-98 (c)(2)	Adds new sub-paragraph c to this section as shown below: <u>c. The total group floor area of all buildings and structures shall occupy no more than 30% of the gross lot area. The total area of buildings, parking and drives shall not exceed 50% of the gross lot area.</u>	11/21/1981
	Amends this section, Non-conforming Uses: Restrictive as follows: Delete Sec. 6-141 (a)(1)(2)(3)(4) Add new Sec. 6-141 (a) and Sec. 6-141 (b)(1)(2)(3)(4) as follows: (a) <u>In addition to a building becoming legally non-conforming pursuant to Sec. 8-13 a of Connecticut General Statutes, any building, lot or use, lawfully existing February 1, 1926 or on the effective date of any amendment thereafter to these Regulations, may be continued and its non-conforming status shall be deemed lawful, provided that with respect to use the non-conforming use must be actual and not discontinued for any period in excess of one year and maintained within the same structure as existed on February 1, 1926 or on the date that said use conformed to these regulations. (b) A non-conforming building, lot or use, or the building in which a non-conforming use occurs, may not be changed, altered or added to except in accordance with the following: (1) <u>Change A non-conforming building, lot or use, or the building in which a non-conforming use occurs may be changed to another non-conforming use only if after application for Special Permit, the Commission finds that said change meets the standards of Sections 6-15 and 6-17and also finds said changed use is not more detrimental to the neighborhood than the existing use. (2) Alteration or Addition A non-conforming building, other than single family or two family, may be altered or permitted to expand provided that such alteration or addition meets the standards for site plan review under Sec.6-15, and further provided that such alteration or expansion shall not increase the degree of non-conformity. The addition of floor area</u></u>	

<i>SECTION</i>	<i>TITLE</i>	<i>EFFECTIVE DATE OF AMENDMENT</i>
6-141	<p><u>which either (a) causes the floor area ratio or building coverage permitted in the zone to be exceeded, or (b) results in a site plan for all uses on the site which does not provide parking in accordance with the standards of Division 15, shall be deemed to increase the degree of non-conformity and shall not be permitted. Dwelling or accessory buildings in residential zones which have legally non-conforming yards, may be added to, provided the addition does not further encroach into the required yard(s) and provided that any addition extending horizontally beyond the limits of the building will have a width not more than half of the total width of the non-conforming portion of the building being added to. Only (1) non-conforming addition may be made under the latter provision and construction permitted by variance of yard requirements may not be counted in the width calculations described above. (3) A non-conforming lot may not be altered if the result would be to increase the degree of non-conformity. (4) Damage, Destruction or Replacement. When a building in which a non-conforming use occurs is damaged or destroyed by fire, explosion, act of God or the public enemy or is otherwise demolished, it may be restored and the non-conforming use continued, provided that the restored building covers no greater area and has not greater cubic content and further, provided that the new structure be substantially identical in appearance to the one damaged or destroyed. The Planning and Zoning Commission, subject to the granting of special permit in accordance with Sec. 6-17, may permit a modified reconstruction, provided that the restored building covers no greater area and has no greater cubic content. Rights under this section must be exercised within one year by filing plans with the Building Department. All site plan applications and special permit applications officially received prior to October 20, 1981 shall be exempt from the requirements of Sec. 6-141 (a) and Sec. (b)(1)(2)(3)(4).</u></p>	11/21/1981
6-99.	Adds this new section, Conversion to Additional Dwelling- Elderly Housing	7/12/1981

<i>SECTION</i>	<i>TITLE</i>	<i>EFFECTIVE DATE OF AMENDMENT</i>
6-94 (a)(9)	Amends this section by repealing this sub-paragraph. Text shown in brackets repealed. [Sec. 6-94 (a)(9) Office space for use by physicians, dentists or surgeons not residents of the premises, subject to the following provisions: (A) Said building shall not be located more than five hundred (500) feet from the nearest business zone boundary line. (B) Total floor area shall not exceed 3,500 square feet. (C) Said office space shall be located in an existing building. (D) Maximum area devoted to surface parking, building and drives shall not exceed 60%. (E) No parking stall shall be permitted within the required front yard, or, when such use is located on a lot at least one (1) acre in size adjoining a general hospital, and provided further that there shall be no hospital facilities in connection therewith. The above referenced provisions shall not apply to those special exceptions for which site plan approval has been granted or a building permit has been issued.]	5/31/1981
6-14 (a) 3	Adds this new sub-paragraph with the underlined text worded as follows: <u>An affidavit certifying that all abutting property owners have been notified about said application. Owners of lots, or portions of lots, which are across a public or private street shall be deemed to be abutting property owners.</u>	5/31/1981
6-5 (a)(28)	Definition of Home Occupation amended to include Registered Therapist	4/26/1981
6-35 (b) and (b)(3)	Amends Residential - Planned Housing Design - Elderly Zone (R-PHD-E) Purpose with text added underlined as follows: (b) The Planning and Zoning Commission, upon application by the Housing Authority of the Town, <u>or a non-profit sponsor</u> , in the manner prescribed herein, after a public hearing may permit residential development for the elderly to conform to the standards and requirements described herein when all of the following purposes are to be accomplished: (b)(3) To permit the construction of residential units for the elderly that would be eligible for State and/or Federal financial assistance and which would be owned and/or managed by the Housing Authority of the Town <u>or a non-profit sponsor</u> .	3/15/1981
6-42 (a)	Amends section on Application for Zoning Approval with additional text underlined as follows: (a) Application by the Housing Authority <u>or a non-profit sponsor</u> for the inclusion of a specific area in an R-6, R-MF, LB, CGB, GB, or GBO zone to be changed to an R-PHD-E Zone designation shall be submitted in writing in such form as the Commission may require.	3/15/1981

SECTION	TITLE	EFFECTIVE DATE OF AMENDMENT
6-39.	Amends section on number of units by addition of underlined text and the deletion of text in brackets as shown below: The total number of units per acre shall be determined by [the amount of population accommodated in such units so that the total population housed per acre in these units shall not exceed ninety (90) persons] <u>requiring one thousand (1,000) square feet of land area for each unit.</u>	3/15/1981
6-12 (a)	Amends this section on Limitations on Permits Issued by addition of underlined text and the deletion of text in brackets as shown below: (a) Whenever a building permit is issued for a building (to be located within three (3) feet of any required yard,) <u>or an addition to an existing structure greater than five-hundred (500) square feet,</u> the Building Inspector shall make the permit conditional upon the submission of proof after the foundation of the building has been completed that the location of the foundation and the building to be placed thereon is not in violation of (this article) <u>these regulations.</u>	2/20/1981
6-31 (e)(2)	Amends this section on Conservation Land Requirement by the addition of underlined text as shown below: (2) The conveyance of said Conservation Land to the Nature Conservancy, to a local land trust, <u>to the Greenwich Audubon Society</u> or to the Town of Greenwich when the Commission deems such conveyance appropriate. Conveyance of land to the Town is subject to acceptance by the Representative Town Meeting.	1/29/1981
6-101	Amends this section, Special Permit Required for Business Zones by the addition of underlined text as shown below: No new construction for any use....except when authorized by special permit by the Commission pursuant to Sec. 6-17 of these regulations. <u>Upon application for said special permit, the Commission may authorize the measurement of building height and number of stories from a landscaped deck which is the roof of a parking structure, provided said parking structure is found by the Commission to be substantially below the surrounding grade, and is so landscaped and designed as to meet the standards of Sections 6-15 and 6-17. When height measurement is so authorized by the Commission, the area of such parking structure shall not be included in lot coverage.</u>	10/28/1980

<i>SECTION</i>	<i>TITLE</i>	<i>EFFECTIVE DATE OF AMENDMENT</i>
6-155	Amends this section, Parking and Garages for Multi-Family Residential Purposes, by the addition of underlined text as shown below: On lots used for multi-family residential purposes....on the required width of any drive. <u>In the case of existing business use to be converted to residential use in accordance with Sec. 6-110, the Commission may permit required garage parking spaces to be outdoor spaces. Parking and parking aisles shall be prohibited within the required front yard unless the Commission finds that the parking and parking aisles are adequately screened by landscaping or substantial changes in topography.</u>	8/17/1980
6-109.1 (8)	Adds this new sub-paragraph, Special Permit Authorizations for HO sites of 20 or more acres.	8/15/1979
6-109.1	Adds this new section, Historic Overlay Zone (HO).	7/1/1979
6-19 (a)(4)	Deletes existing Sec. 6-19 (a)(4) and replace it with new Sec. 6-19 (a)(4) containing the following text: (4) <u>Decide requests for special exceptions in the following cases: (A) For certain specified uses in residential zones in accordance with Division 9, Subdivision 1; for uses enumerated in Sec. 6-100 Use Group 5; and wherever special exception is authorized in these regulations; (B) For the establishment of horticultural and wildlife reservations and natural park areas acquired or controlled by a Connecticut non-profit corporation or organization provided that such reservation or area is open to the public, subject to reasonable regulation, and the board of Appeals finds that the establishment of such reservation or area is in the interest of the Town for educational, scientific and recreational reasons, having in mind the size, character and location of such premises and availability of similar uses in the vicinity. (Bldg. Zone Regs. S28a.)</u>	6/27/1979
6-19 (c)(5)	Amends text by adding the new sub-paragraph (5) <u>To hear variance requests involving proposed lots in subdivisions that have received preliminary approval by the Planning and Zoning Commission.</u>	6/27/1979
6-111	Adds this new section, Coastal Overlay Zone	6/27/1980
6-131 (e)	Adds to Section 131, Minimum Frontage Exceptions this new sub-paragraph by the addition of the underlined text as follows: (e) <u>The owner of a rear lot shall have the privilege of electing any lot line as the front line.</u>	5/2/1979

<i>SECTION</i>	<i>TITLE</i>	<i>EFFECTIVE DATE OF AMENDMENT</i>
	<p>Amends this section by repealing the existing Sections 6-14 and 6-141 and replacing with the following underlined text: <u>Sec. 6-14. Procedure. (a) Preliminary Approval Applications for preliminary site plan approval shall be made on forms provided by the Planning Staff. In order to be submitted by the Planning Staff to the Commission, applications for preliminary site plan approval must be complete including all of the following documents. If the Planning staff finds any of the below requirements not applicable for small-scale projects, such items may be waived. 1. Five copies of a survey showing: A. The site's location, drawn on a site plan or on a separate map; including the location of buildings and parking areas on all adjoining lots and the nearest cross streets and drives opposite the site. B. Street and property lines, curbs, edges of pavement, sidewalks, easements, rights-of-way, covenants and deed restrictions. C. Locations and dimensions of all existing and proposed buildings, structures, walls, fences, utility facilities, trees of six (6) or more inches in diameter at breast height, and other similiar features. D. Traffic lights and controls, public trees, catch basins, hydrants and telephone and power lines in adjacent streets. E. Existing contours at no more than a two foot vertical interval, unless waived by the Commission staff in circumstances where such contours may not be necessary pertinent. F. The location of all existing watercourses, intermittent streams, wetlands as shown on the Inland Wetlands Map Flood Hazard Lines, springs and rock outcrops. G. Approximate boundaries of any areas subject to flooding or storm. H. The zone in which the land to be divided falls and the location of any town and zone boundary lines within the tract and yard dimensions in respect to existing buildings. I. Certification with signature and seal or registration number of a registered land surveyor that the drawing is substantially correct, and that the property is in a designated zone or zones under the zoning regulations. J. The title of the development, date, revision date if any, north point, scale, and name and address of owner and names of owners of adjacent land. 2. Five copies of a detailed development plan at a convenient scale, prepared and signed by a professional architect, land surveyor or engineer licensed in the State of Connecticut, showing: A. Location and dimensions of all proposed buildings, structures, walls, fences. B. Location, dimensions and surface treatment of all existing and proposed off-street parking and loading spaces, traffic access and circulation</u></p>	

<i>SECTION</i>	<i>TITLE</i>	<i>EFFECTIVE DATE OF AMENDMENT</i>
6-14. 6-14.1	<p><u>drives, and pedestrian walks. C. Approximate location of proposed utility lines, including water, gas, electricity and sewer. D. Statement as to source of water supply and method of sewage disposal. E. Existing and proposed contours at no more than two foot vertical interval, unless waived by the Commission's Staff. F. Location, size and type of proposed landscaping and buffer planting and the designation of those areas of natural vegetation not to be disturbed. G. Location, type, design, shielding, power and hours of operation of all existing and proposed exterior lighting. H. Any other similar information determined necessary by the Commission staff in order to provide for the proper enforcement of these regulations. I. Architectural plans of all floors, all exterior elevations and such additional material as is necessary to show exterior building materials, color, roof line, height and bulk. J. An 8 1/2" x 11" reduction of the site plan and 8 1/2" x 11" transparency. K. Certification by the Building Department that the plan complies with the Building Zone Regulations. (b) Final Approval Application for final site plan approval shall include all of the documents required under (a) above with the additional requirement that all recommendations of Engineering, Sewer, Health, Traffic, Building and Planning shall be incorporated into a final development plan, unless the applicant states in writing that he appeals any of said recommendations to the Commission. In the event that such appeal is denied, applicant shall incorporate the appealed recommendation in his final documents. Sec. 6.14.1 Commission review of Site Plan applications. (a) Upon receipt of a complete application for preliminary site plan approval, the Planning Staff shall date the receipt of the application and assign a Site Plan number. Action by the Planning and Zoning Commission shall be taken no later than sixty-five (65) days from the date the application is received in the Planning Office and a decision rendered as to approval or disapproval no later than said date.</u></p>	5/2/1979
6-100 Use Group 1	<p><u>Amends Sec. 6-100 Use Groups for Business Zones, Use Groups 1 by the addition of underlined text as shown below: Use Group 1 Restaurants and cafes, other than drive-ins, when authorized by Special Permit pursuant to Sec. 6-17 of these Regulations and subject to the provisions of Sec. 6-194 to 6-199 inclusive. No special permit is necessary for properties between the front and rear building lines.</u></p>	2/13/1979

<i>SECTION</i>	<i>TITLE</i>	<i>EFFECTIVE DATE OF AMENDMENT</i>
	<p>Amends this section, minimum Frontage Exceptions by the addition of the underlined text and deleting text in brackets as follows: Sec. 6-131. Minimum Frontage Exceptions: (a) A rear lot not fronting on a street, whether or not in separate ownership and whether or not the rear or front lots are presently built upon, may be improved in accordance with requirements of the particular zone provided that: 1. Such lot has access to a street by means of an unobstructed access way held in the same fee simple ownership as the rear lot; 2. That such access way is at least 20 feet wide; 3. Within the lines of such access way there shall be constructed a gravelled or other paved way at least 12 feet wide and of sufficient thickness to support fire apparatus and other mobile equipment; 4. At no point shall the twenty (20) foot accessway exceed a vertical rise of 15%; 5. Such accessway shall not be included for the purpose of meeting the area required by Section 6-205 of the rear lot. 6. <u>Such accessway does not adjoin any other accessway to a rear lot.</u> (b) In the case of two rear lots not fronting on a street, whether or not in separate ownership and whether or not the rear or front lots are presently built upon, said lots may be improved in accordance with requirements of the particular zone provided that: 1. Each such lot <u>have access to a street by means of (an) adjoining 10 ft. wide unobstructed access ways</u> (each adjoining owner shall present satisfactory proof to the Building Inspector that a legal instrument evidencing his right to use such paved way has been filed in the office of the Town Clerk) <u>held in the same fee simple ownership as the rear lot;</u> [2. That such</p>	

<i>SECTION</i>	<i>TITLE</i>	<i>EFFECTIVE DATE OF AMENDMENT</i>
6-131	<p>accessway is at least 20 feet wide;] 2. Within the lines of such combined access ways there shall be constructed <u>single</u> gravelled or other paved way at least 16 feet wide; 3. There shall be a 2 foot wide strip on either side of the paved way which shall be clear of obstructions and shall be of sufficient thickness to support fire apparatus and other mobile equipment; 4. At no point shall the [twenty (20) foot accessway] <u>16 foot paved way and two foot shoulders</u> exceed a vertical rise of 15%; 5. Such accessways shall not be included for the purpose of meeting the area required by Section 6-205 of the rear lot; 6. <u>Such accessway does not adjoin any other accessway to a rear lot.</u> [7. Two (2) such adjoining accessways shall be prohibited under this section.] (c) Before the right to use such paved way is terminated by legal instrument or by operation of law, such accessways shall be required to conform to the provisions of Subsection (a) or (b) of this Section whichever is applicable. (d) Before a Certificate of Occupancy may be issued proof of location of the gravelled or paved surface within the lines of the accessway shall be submitted for approval.</p>	2/13/1979