

**CHAPTER 6. LAND USE.****ARTICLE 1. BUILDING ZONE REGULATIONS.****DIVISION 1. GENERAL PROVISIONS<sup>1</sup>****Sec. 6-1. PURPOSES OF ARTICLE.**

- (a) This Article and the Zoning Regulations contained in this Chapter shall be for the following purposes:
- (1) Promoting the health, safety, morals and general welfare of the community;
  - (2) Lessening congestion in the streets;
  - (3) Securing safety from fire, flood, panic and other dangers;
  - (4) Providing adequate light and air;
  - (5) Preventing the overcrowding of land and avoiding undue concentration of population;
  - (6) Facilitating adequate provision of transportation, water, sewerage, schools, parks and other requirements;
  - (7) Conserving the value of buildings and encouraging the most appropriate use of land throughout the town;
  - (8) Providing for the public health, comfort and general welfare in living and working condition;
  - (9) Regulating and restricting the location and use of buildings, structures and land for trade, industry, residence and other purposes;
  - (10) Regulating and limiting the height and bulk of buildings hereafter erected;
  - (11) Regulating and determining the area of yards, courts and other open spaces for buildings hereafter erected.
  - (12) Encouraging the retention and development of housing opportunities for all citizens of the municipality. (6/11/86)
- (b) This Article and the Zoning Regulations prescribed in this Article are established pursuant to the authority conferred by General Statutes.

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<sup>1</sup> State law reference: As to authority to adopt zoning regulations generally, see C.G.S. Title 8. As to State Building Code, see C.G.S. §19-395 to 403.

Editor's note: This article contains the Building Zoning Regulations adopted February 1, 1926, as revised September 30, 1947 and amended. Date at the bottom of the page indicates latest revision.

(6/11/86)

**Sec. 6-2. CLASSES OF ZONES.**

Thirty-three (33) classes of zones are established:

**CLASSES OF ZONES**

RA-4.	4 Acre Residence
RA-2.	2 Acre Residence
RA-1.	1 Acre Residence
R-20.	Single Family Residence 20,000 square feet
R-12.	Single Family Residence 12,000 square feet
R-7.	Single Family Residence 7,500 square feet
R-6.	Single and Two-family Residence 7,500 square feet; Multi-family
R-MF.	Multi-Family
R-C.	Residential Conservation
R-CC.	Residential Conservation Cluster
R-PHD-E.	Residential-Planned Housing Design-Elderly
R-PHD-N.	Residential-Planned Housing Design-Neighborhood
R-PHD-TH.	Residential-Planned Housing Design-Town House
R-PHD-SU.	Residential-Planned Housing Design-Small Unit
R-PR.	Planned Residential
CCRC.	Continuing Care Retirement Community Overlay Zone
LBR.	Local Business Retail
CGBR.	Central Greenwich Business Retail
LB.	Local Business
CGB.	Central Greenwich Business
GB.	General Business
GBO.	General Business-Office
WB.	Waterfront Business
BEX-50.	Executive Office Business
P.	Parking
CGIOZ.	Central Greenwich Impact Overlay Zone
PRIOZ.	Post Road Impact Overlay Zone
HRO	Historic Residential-Office
HO.	Historic Overlay
COZ.	Coastal Overlay Zone
FHOZ.	Flood Hazard Overlay Zone
IND-RE.	Industrial Re-Use Overlay Zone
H.	Hospital Zone (H-1, H-2)

**Sec. 6-3. ADOPTION OF ZONING MAP.**

The boundaries of the zones designated in Section 6-2 are established as shown on a map entitled, "Building Zone Regulation Map, Greenwich, Connecticut," dated September 30, 1947, and all amendments thereto. The Building Zone Map and its amendments are, by this reference made a part of this Article and are displayed in the Town Hall.

**Sec. 6-4. ZONE BOUNDARIES.**

- (a) The boundaries between zones are as shown and established in accordance with the provisions of Section 6-3. All land under water which shall include but not be limited to stream beds, lake bottoms and tidal areas, is deemed to be in the most restrictive adjacent zone. In cases of uncertainty, the Zoning Commission shall determine the location of the boundary.
- (b) In the event that any lot is not otherwise designated to be in a zone classification, such lot shall be classified in the LB zone if the land was zoned for business prior to September 15, 1976, or if zoned in a residential classification prior to September 15, 1976, the previous residential classification shall prevail. (2/7/2001)

**LAND USE**

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