

The following are proposed changes to the  
Town Of Greenwich Building Zone Regulations as follows:

**Amend Section 6-205 to add Minimum Percent Green Area Requirements:**

<b>Zone:</b>	<b>Minimum Percent Green Area Requirements:</b>
<b>RA-4</b>	<b>84%</b>
<b>RA-2</b>	<b>78%</b>
<b>RA-1</b>	<b>72%</b>
<b>R-20</b>	<b>62%</b>
<b>R-12</b>	<b>35%</b>
<b>R-7</b>	<b>50%</b>
<b>R-6 (single and two-family)</b>	<b>35%</b>

**Amend Section 6-5(a)(34.1) -**

Section 6-5(a)(34.1) Lot Coverage shall mean the percentage of impervious surface development on a site or lot occupied by buildings, structures, parking areas, driveways, decks, tennis courts, patios, terraces, swimming pools, etc. and does include porous asphalt, porous concrete, permeable inter-locking concrete pavers, concrete grid pavers, plastic turf reinforcing grids and similar man-made materials and products. Grassed and landscaped areas, rain gardens, tree areas etc., are considered permeable surfaces and shall not be included in Lot Coverage. Any underground structure or impermeable surface shall, if it has at least 3 feet of friable fill, not be considered in lot coverage. Drainage systems and septic systems with the purpose of retention, infiltration or water quality treatment shall not be considered as lot coverage. (5/4/2005; 10/26/2010)

**Add definition - Section 6-5(a)(37) Green Area Requirement**

**Section 6-5(a)(37) Green Area Requirement shall mean the required percentage of a property, as noted under Section 6-205, that is naturally occurring such as a wooded area or a rock outcrop, or grassed, manicured or landscaped.**

- (A) **The following is permitted within the Green Area Requirement subject to the restrictions of Section 6-128 regarding encroachments into yards: Synthetic turf playing fields for school or municipal uses only, rain gardens, patios, decks, small scale garden paths (stepping stones), mechanical equipment and mechanical equipment pads, underground drainage systems or septic systems with the purpose of retention, infiltration or water quality treatment. Any underground structure as defined in Section 6-5, or impermeable**

surface that is covered by at least 3 feet of friable fill is permitted in the Green Area Requirement.

- (B) **The following is not permitted within the Green Area Requirement: Surface development on a site or lot occupied by buildings, structures, parking areas, driveways, tennis courts, porches, swimming pools and pool coping, and patios and/or decks that are in some way covered such as by a second floor or roof, porous asphalt, porous concrete, permeable inter-locking concrete pavers, concrete grid pavers, plastic turf reinforcing grids and similar man-made materials and products. Any underground structure as defined in Section 6-5, or impermeable surface that is covered by less than 3 feet of friable fill is not permitted in the Green Area Requirement.**
- (C) **An A-2 survey is required to demonstrate compliance with this Section and a T-2 survey is also required to demonstrate compliance in those instances where an underground structure is involved.**

### **Renumber Section (37)**

(37.1) Natural Park Area shall mean an area of unusual natural beauty which has remained substantially undisturbed by man and is used primarily for conservation, education, scientific purposes, and the study and enjoyment of nature.

### **Amend Section 6-5 (7) Building Areas**

- (7) Building Areas shall mean that portion of a lot which may be occupied by buildings. For purposes of this sub-section, buildings shall be measured to the outermost limit of any portion of the building, including but not limited to any projecting overhang of the roof. (5/10/2000)
- (A) That portion of the area of a building or structure whose roof is treated as ground surface (planted or paved) and is entirely below the elevation of the adjacent grade **by at least 3 feet of friable fill**, as it was prior to any construction or re-grading shall not be included in lot coverage or **Green Area Requirement**.

### **Amend Section 6-98 USE REGULATIONS FOR R-6, R-6 MULTI-FAMILY AND RMF ZONES**

#### **(A)(2)(C)**

- (a) The following principal uses are permitted and all other principal uses are expressly excluded in R-6, **R-6 MULTI-FAMILY**, and RMF zones:
- (1) All uses permitted in R-7 zones. (4/14/2010)
  - (2) The following uses as Special Permit uses when the Planning and Zoning Commission shall determine that such uses are appropriate to the neighborhood, having consideration for the number and proximity of single family dwellings and two-family dwellings, for the number, character, and proximity of other uses, for the amount and location of undeveloped land in the vicinity and the relationship of such land to the pattern of open space in the neighborhood development scheme, and for the proximity of other zones, either more or less restrictive and other standards provided in this Article and the Standards contained in Sections 6-15 and 6-17. (6/16/87)
- (A) The building of a two family dwelling, conversion from a single family to a two-family dwelling, addition or alteration to a single family dwelling to create a two-family dwelling, additions to an existing (2) two-family residence, addition or alteration to one or more multi-family dwellings or a combination of single

family, two-family and/or multi-family dwellings on a lot. The building of two single family dwellings on a lot shall not be permitted, except as follows: the conversion of an existing accessory building to a single-family dwelling provided both the accessory structure and the single-family home located on the lot are at least 50 years old. Additions and alterations made to change the use of the existing accessory structure may not add more than 15% to the gross floor area of the structure. In addition, the lot on which such a conversion is approved must meet the minimum lot area of the R-6 or RMF zone in which the property is located and may not be diminished in size now or in the future. (4/14/2010; 9/28/2010)

(B) Boarding and Rooming Houses.

(C) In the **R-6 MULTI-FAMILY (three or more dwelling units) AND RMF ZONES** the total ground floor area of all buildings and structures shall occupy no more than 30% of the gross lot area. The total lot coverage shall not exceed 50% of the gross lot area. (2/9/2000) (9/28/2010)

(D) In the **R-6 (one dwelling unit) and R-6 MULTI-FAMILY (two or more dwelling units)** the total ground floor area of all buildings and structures shall occupy no more than 30% of the gross lot area. **The minimum Green Area Requirement is 35%.**

#### **Amend Section 6-128. PROJECTIONS IN REQUIRED YARDS.**

(a) Decks, and patios when located in a rear or side yard and constructed not more than three (3) feet above existing grades shall not be permitted within five (5) feet of any side or rear lot line in the R-6, R-7 and R-12 zones, within ten feet (10) feet of any side or rear lot line in the R-20 and RA-1 zones and within twenty-five (25) feet of any side or rear lot line in the RA-2 and RA-4 zones. Uncovered stairs may be erected in any required front or rear yard, but in the case of a side yard, uncovered stairs may not be erected within five (5) feet of the property line. (6/15/00) (Revised 7/19/2006)

(b) Decks, and patios when located in the rear or side yard and constructed more than three (3) feet above existing grades shall be considered part of a principal structure and shall not be permitted in a required rear or side yard setback of a principal structure. (Revised 7/19/2006)

(c) Decks, and patios built at or above existing grade, located in a front yard, shall not be permitted in the required front yard, or side yard setback of a principal structure. (7/19/2006)

(d) Any bay window, oriel, entrance, vestibule, chimney, balcony or window or stair well, or similar projection that is not more than ten (10) feet in width, and any cornice, balcony, eave, or similar projection may project or extend two (2) feet into any required yard or court. Such projection may have a connection to the ground beneath. No projection except for an eave and minor architectural features including sill, leader, gutter, belt course, water table less than 6" shall be permitted within five (5) feet of any property line. The wall from which a projection extends must comply with the required yard. (7/19/2006). **If a projection, as described above, connects to the ground it shall count towards lot coverage and shall not be permitted in any Green Area Requirement.**

(e) Mechanical equipment shall not be allowed in any required yard. (4/30/2002)

#### **Amend Section 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:

5) The area of access way shall be excluded from lot area calculation for lot size, **lot coverage, minimum green areas**, and FAR. Lot size is determined to begin at a point where the lot shape requirement of the zone can be demonstrated (either circle or rectangle); (5/4/2005)

(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:

6) The area of access way is excluded from lot area calculation for lot size, **lot coverage, minimum green areas**, and FAR. Lot size is determined to begin at a point where the lot shape requirement of the zone can be demonstrated (either circle or rectangle). (5/17/00)

**Add Note 7(d).** (Referenced in Section 6-205) Applicable to Special Exception and Special Permit uses only with the following exceptions:

**7(d) The Commission may waive lot coverage and green area requirements, for special exception and municipal uses after a finding that the proposed use would serve a public purpose and that a demonstrated community need exists for said use, the scale of proposed development is compatible with surrounding uses and open spaces; and provided sufficient landscaping, screening and decorative planting is provided to enhance the residential quality of the development and to screen refuse, transformers, storage and parking areas.**