

# **Plan of Conservation and Development 2009**



## **Vision and Policies**

**5.12.2009**

**Adopted by the Planning and Zoning Commission,  
Town of Greenwich, Connecticut**

**This plan has been developed to be viewed on-line.  
The on-line version is free and environmentally friendly.**

**GREENWICH**

# Residential Neighborhoods and Housing

3

**GOAL - To protect Greenwich as a predominantly residential community and provide for a variety of housing options**

The migration of businesses and jobs from New York City to White Plains, Greenwich, and Stamford has increased the demand for housing here.

All types of dwellings in Greenwich are likely to be more expensive than comparable properties in neighboring towns.

## ACTION STRATEGIES

The Action Strategies for Residential Neighborhoods and Housing are:

### Residential Development

- Protect Residential Properties,
- Continue to Support Housing Diversity, and
- Reinforce the Traditional Development Patterns.

### Housing

- Support Market Rate Housing,
- Protect Subsidized Housing,
- Address Affordable Housing,
- Address Moderate Income Housing,
- Provide for Senior Housing Needs, and
- Address Other Housing Issues.



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# Downtown, Commercial Development and Villages

4

**GOAL - To preserve the economic base while enhancing activities in Downtown and the villages**

Over the centuries several communities developed in Greenwich that persist to this day as centers in many cases with their own business district, post office, school, houses of worship, train station, firehouse, library, and community center or park.

## ACTION STRATEGIES

The Action Strategies for Downtown, Commercial Development and Villages are:

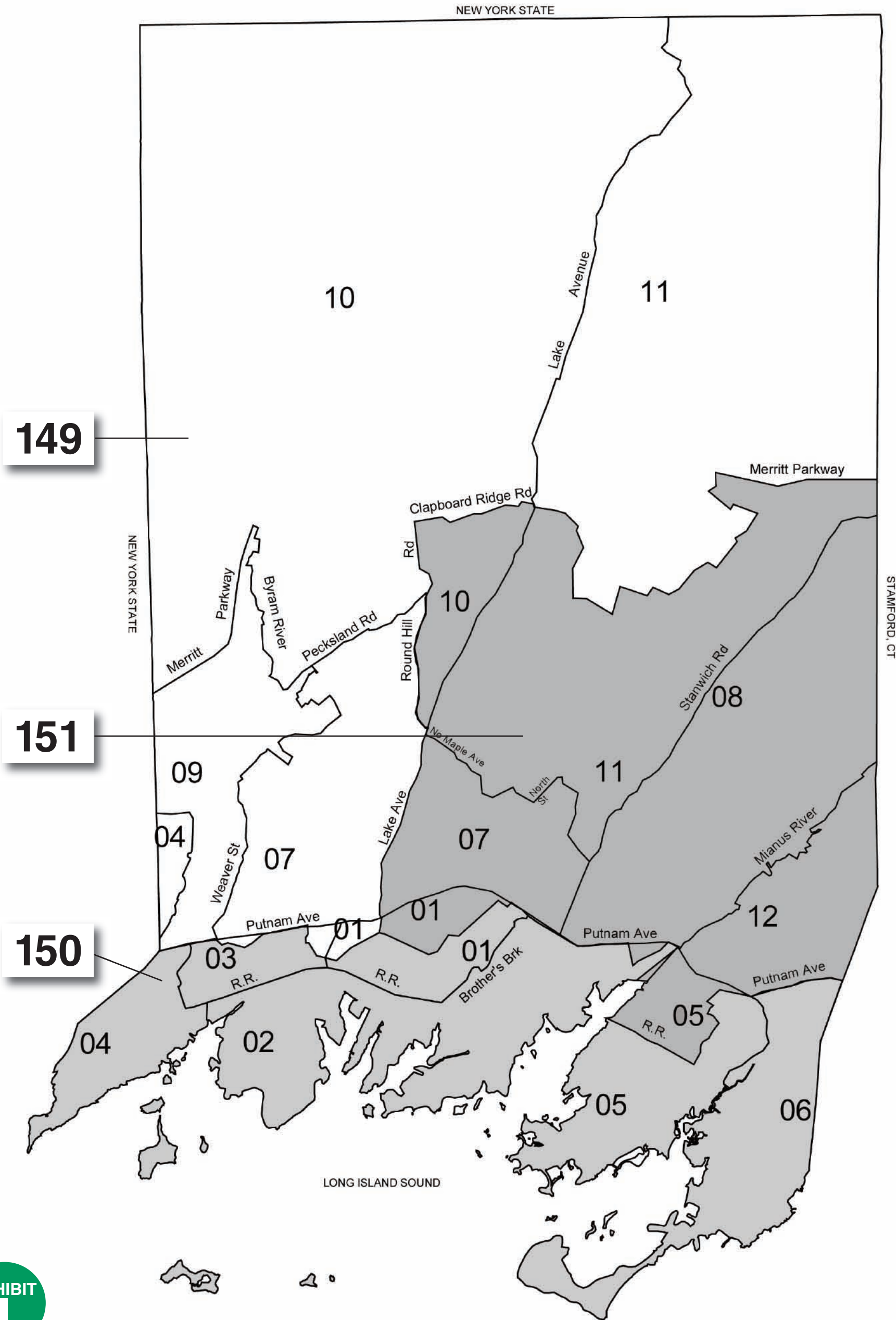
- Preserve and Maintain the Viability of Downtown,
- Protect and Preserve the Larger Villages and Neighborhoods,
  - Cos Cob
  - Old Greenwich
  - Byram
  - Glenville
- Preserve the Smaller Villages.
  - Banksville
  - Chickahominy
  - North Mianus
  - Pemberwick
  - Riverside
  - Round Hill



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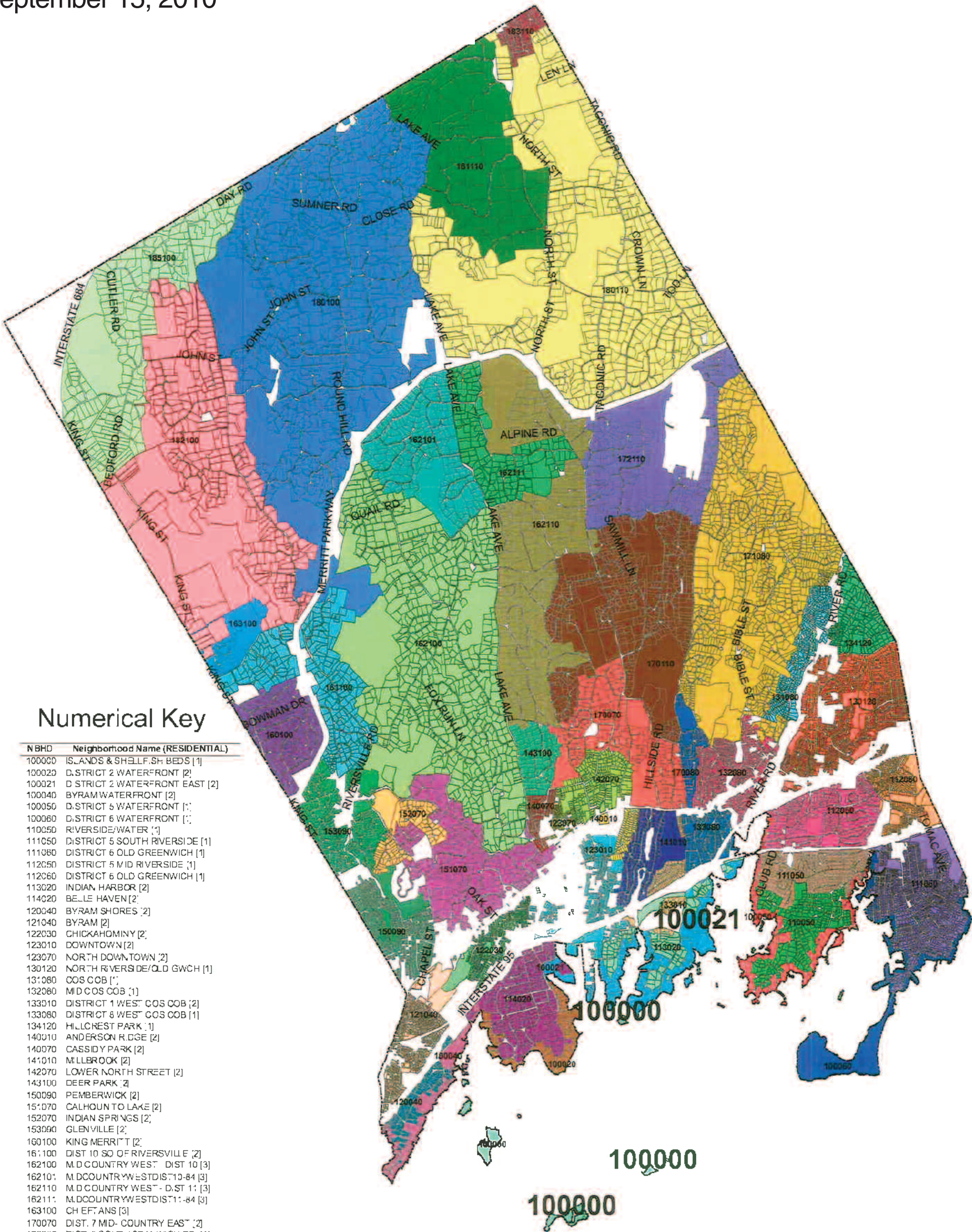
# Existing Plan for State House Districts 149, 150 and 151

Overlaid on Existing RTM Districts



# Town of Greenwich Neighborhoods, Excluding Condominiums – 2010

September 15, 2010



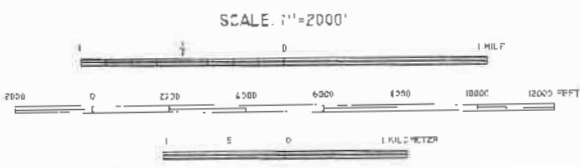
## Numerical Key

NBHD	Neighborhood Name (RESIDENTIAL)
100000	ISLANDS & SHELLFISH BEDS [1]
100020	D.STRIC 2 WATERFRONT [2]
100021	D.STRIC 2 WATERFRONT EAST [2]
100040	BYRAM WATERFRONT [2]
100050	D.STRIC 5 WATERFRONT [1]
100060	D.STRIC 6 WATERFRONT [1]
110050	RIVERSIDE/WATER [1]
111050	DISTRICT 5 SOUTH RIVERSIDE [1]
111060	DISTRICT 6 OLD GREENWICH [1]
112050	DISTRICT 5 MID RIVERSIDE [1]
112060	DISTRICT 6 OLD GREENWICH [1]
113020	INDIAN HARBOR [2]
114020	BELLE HAVEN [2]
120040	BYRAM SHORES [2]
121040	BYRAM [2]
122030	CHICKAHOMINY [2]
123010	DOWNTOWN [2]
123070	NORTH DOWNTOWN [2]
130120	NORTH RIVERSIDE/OLD GWCH [1]
131080	COS COB [1]
132080	MID COS COB [1]
133010	DISTRICT 1 WEST COS COB [2]
133080	DISTRICT 8 WEST COS COB [1]
134120	HILLCREST PARK [1]
140010	ANDERSON RIDGE [2]
140070	CASSIDY PARK [2]
141010	MILLBROOK [2]
142070	LOWER NORTH STREET [2]
143100	DEER PARK [2]
150090	PEMBERWICK [2]
151070	CALHOUN TO LAKE [2]
152070	INDIAN SPRINGS [2]
153090	GLENVILLE [2]
160100	KING MERRITT [2]
161100	DIST 10 SO OF RIVERSVILLE [2]
162100	M.D COUNTRY WEST - DIST 10 [3]
162101	M.D COUNTRY WEST - DIST 10-84 [3]
162110	M.D COUNTRY WEST - DIST 11 [3]
162111	M.D COUNTRY WEST - DIST 11-84 [3]
163100	CHETFANS [3]
170070	DIST. 7 MID- COUNTRY EAST [2]
170080	DIST. 8 SOUTH STANWICH RD. [1]
170110	DIST. 11 MID- COUNTRY EAST [3]
171080	SO. STANWICH ROAD [1]
172110	NORTH OF JONLETOWN RD. [3]
172111	BURNING TREE [3]
180100	DIST. 10 NO. GREENWICH [3]
180110	DIST. 11 NO. GREENWICH [3]
181110	CONYERS FARM [3]
182100	BEDFORD RD. [3]
183110	BANKSVILLE [3]
185100	NORTH BEDFORD RD. [3]

# Town of Greenwich Building Zone Regulations Map



**SOURCE:** This map depicts the location of zoning district boundaries in the Town of Greenwich Building Zone Regulations as of December 31, 2002 and is a reproduction of the Official Zoning Map maintained by the staff of the Town of Greenwich Planning and Zoning Commission. Dimensions of zoning district boundaries, some of which are noted on the Official Zoning Map, are not shown on this reproduction because of space limitations. This map was produced from the Town of Greenwich Geographic Information System (GIS). Property lines are based on the latest property line information available to the Information Technology and the GIS Coordinator. For the most up-to-date information on property lines users of the map should consult the records in the Planning and Zoning Commission office.



### LEGEND

#### RESIDENTIAL ZONES

**RA-4 Single Family:** 4 Acre Min. Lot Area  
**RA-2 Single Family:** 2 Acre Min. Lot Area  
**RA-1 Single Family:** 1 Acre Min. Lot Area  
**R-20 Single Family:** 20,000 Sq. Ft. Min. Lot Area  
**R-12 Single Family:** 12,000 Sq. Ft. Min. Lot Area  
**R-7 Single Family:** 7,500 Sq. Ft. Min. Lot Area  
**R-6 Single & Two Family:** 7,500 Sq. Ft. Min. Lot Area  
Three or More Dwelling Units Require Min. Lot Area of 4,200 Sq. Ft. Per Dwelling Allowed by Special Permit  
**R-MF Single & Two Family:** 3,500 Sq. Ft. Min. Lot Area  
Three or More Dwelling Units Require Min. Lot Area of 2,400 Sq. Ft. Per Dwelling Allowed by Special Permit  
**R-C Residential Conservation:** Min. Lot Size Varies by Zone  
**R-CC Residential Conservation Cluster:** Min. Lot Size Varies by Zone  
**R-PR Residential-Planned Residential:** Min. Contiguous Acreage of 100 Acres. Max. Permitted Density 0.4 Dwelling Units Per Acre  
**R-PHD-E** Heavy Planned Housing Design Min. Lot Area of 1,000 Sq. Ft. Per Unit  
**R-PHD-N** Neighborhood, Min. Lot Area Varies by Unit Type  
1 Bedroom, Lot Area of 1,200 Sq. Ft. Per Unit  
Additional Bedrooms on Additional 800 Sq. Ft. of Lot Area  
**R-PHD-SU Small Units** Min. Lot Area Varies by Unit Type  
1 Room Efficiency, Lot Area of 1,350 Sq. Ft.  
1 Bedroom, Lot Area of 1,350 Sq. Ft.  
2 Bedroom, Lot Area of 2,250 Sq. Ft.  
**R-PHD-TN Town House** Unit-Min. Lot Area of 8,000 Sq. Ft. Per Unit  
**HRO** Historical Residential Office  
**P** Parking

#### BUSINESS RETAIL

**BEX-50** 50 Acre Executive Office  
**CGB** Central Greenwich Business  
**GBR** Central Greenwich Business Retail  
**GB** General Business  
**GBO** General Business-Office  
**H-1** Hospital Zone  
**H-2** Hospital Zone  
**LB** Local Business  
**LBR** Local Business Retail & Z  
**LBR-1**  
Bankville Road Mill  
Parker Hill Valley Rd.  
(North Main St.)  
**LBR-2**  
Chickering Pembroke Road  
Davis/Buck York Ave. (Main St.)  
Cox Des. West Putnam Avenue  
East Putnam Avenue  
Riverside Ave. Old Greenwich  
Valley River Rd. Etc.  
Church/Wilton Sts., Central Greenwich  
**WB** Waterfront Business

#### OVERLAY ZONES

**CCRC** Continuing Care Retirement Community Overlay  
**COZ** Coastal Overlay Zone  
**CGIO** Central Greenwich Impact Overlay  
**FHOZ** Flood Hazard Overlay Zone  
**IND-RE** Industrial Re-Use Overlay Zone  
**HO** Historic Overlay Zone  
**PRIOZ** Post Road Impact Overlay Zone Applicable to All and LBR Zones or East Putnam Avenue  
**SU** Zone for Single Unit Residential Development along Areas of East Putnam Avenue and West Putnam Avenue

#### COSTAL OVERLAY ZONE

#### CENTRAL GREENWICH IMPACT OVERLAY ZONE

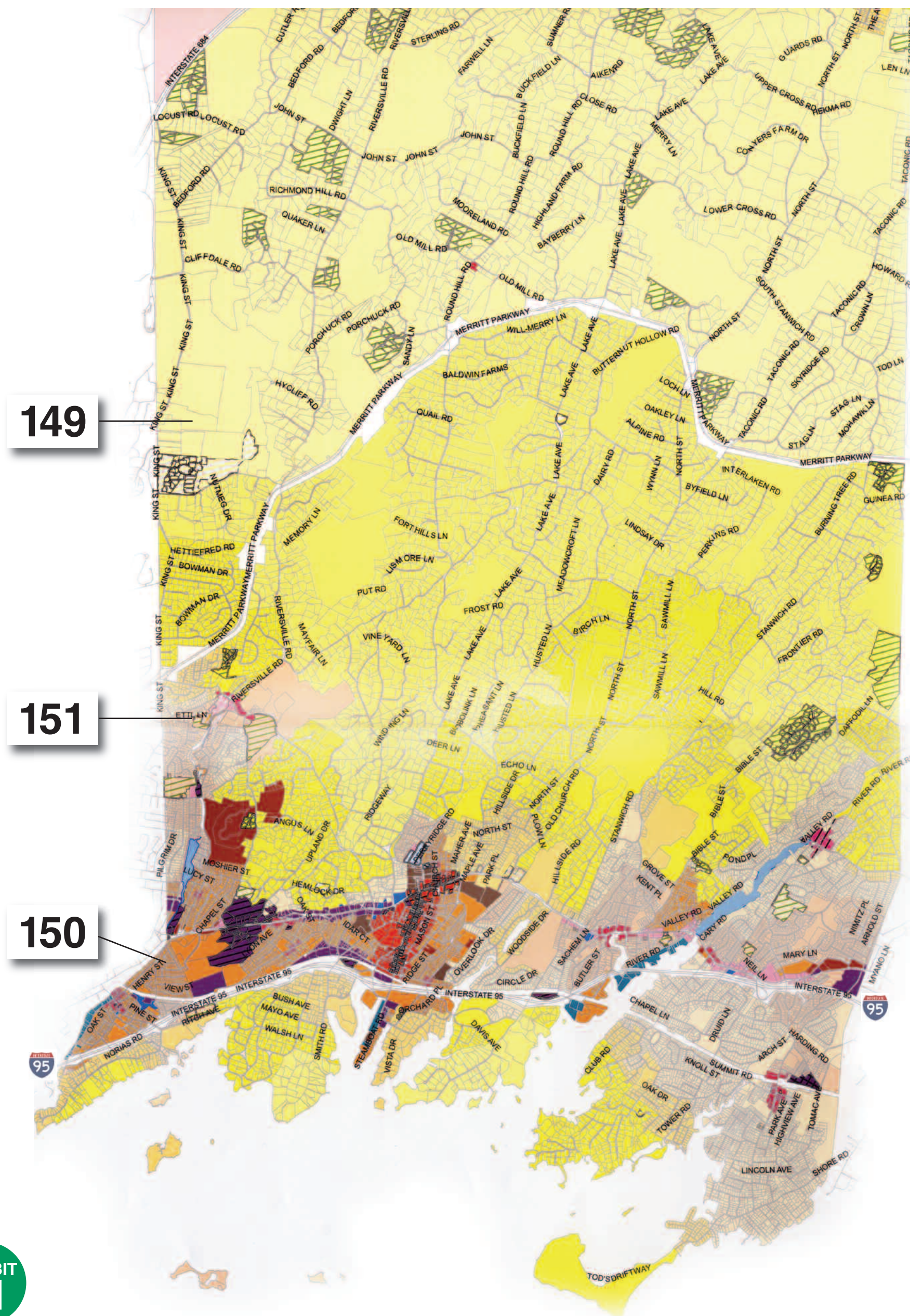
#### R-PHD-SU Small Unit Zone

#### POST ROAD IMPACT OVERLAY ZONE - LB-LBR ZONES





















































### LEGEND:

— PROPERTY LINES  
— ZONE LINES

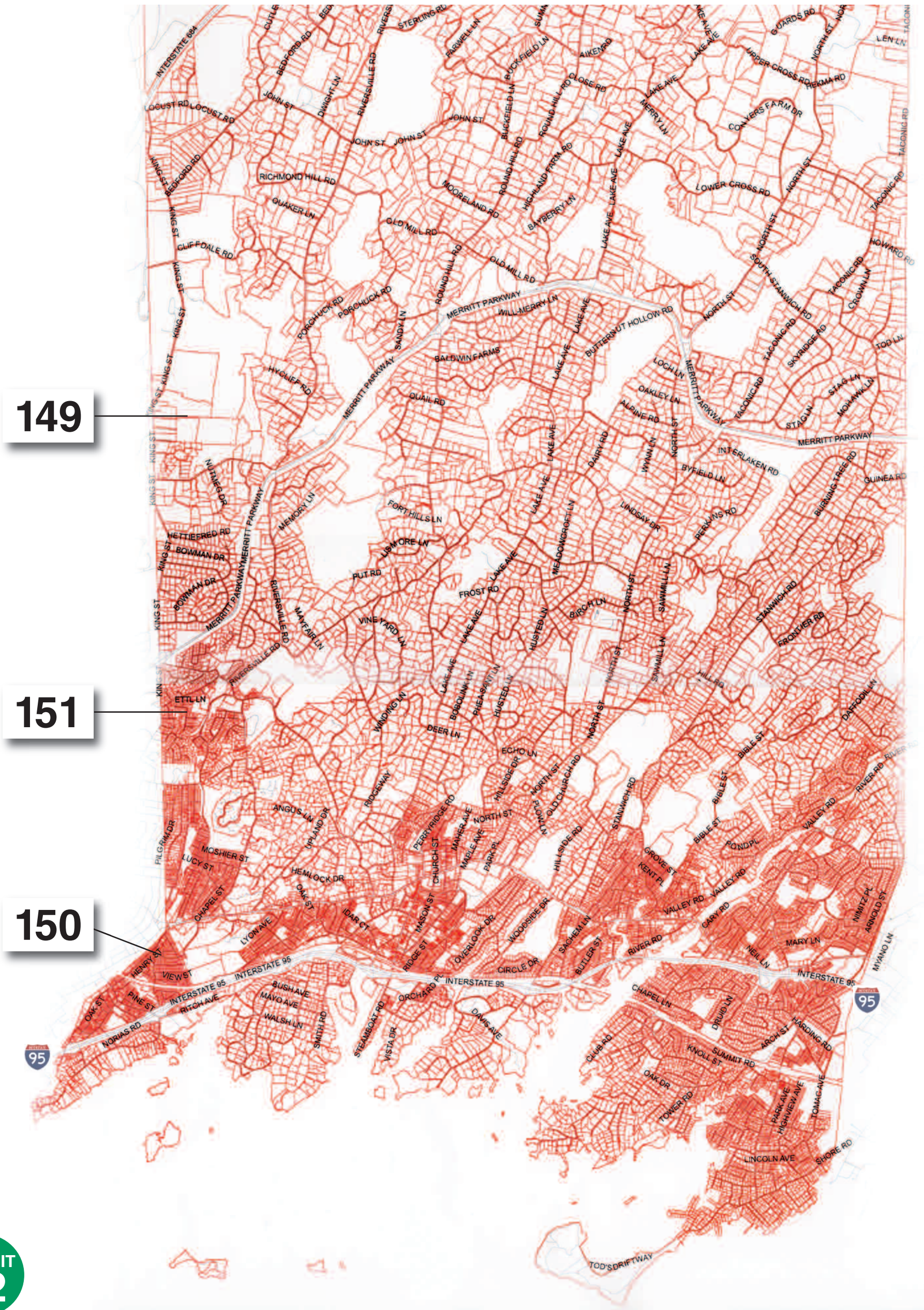
REVISION DATE	
1/1/03	1/1/03
2/1/03	2/1/03
3/1/03	3/1/03
4/1/03	4/1/03
5/1/03	5/1/03
6/1/03	6/1/03
7/1/03	7/1/03
8/1/03	8/1/03
9/1/03	9/1/03
10/1/03	10/1/03
11/1/03	11/1/03
12/1/03	12/1/03



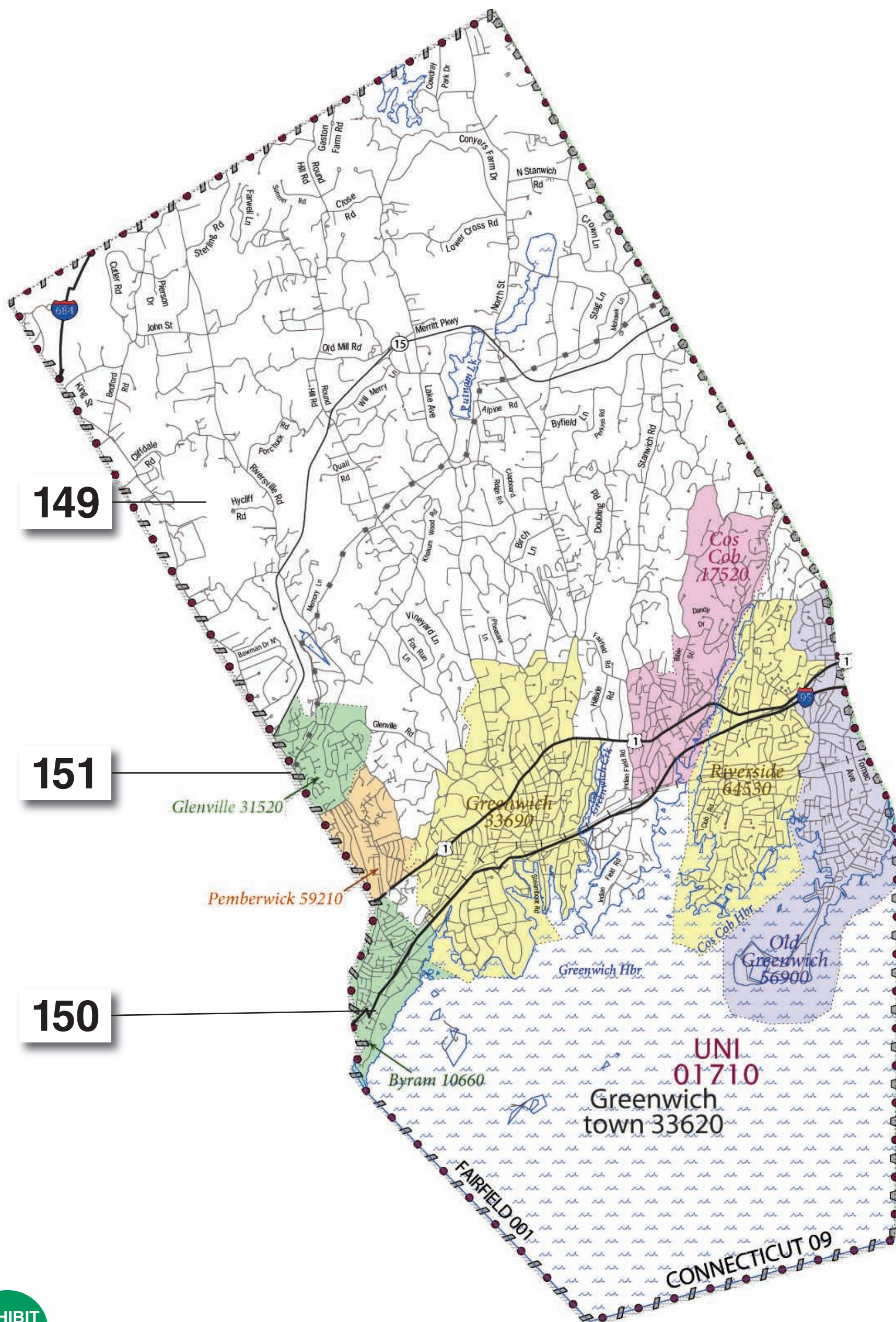
# Legend for Comparison GIS Zoning Map to Proposed Redistricting Plan for State House Districts 149, 150 and 151

property	
	RA-4 Single Family: 4 Acre Min. Lot Area
	RA-2 Single-Family: 2 Acre Min. Lot Area
	RA-1 Single-Family: 1 Acre Min. Lot Area
	R-20 Single-Family: 20,000 Sq. Ft. Min Lot Area
	R-12 Single-Family: 12,000 Sq. Ft. Min. Lot Area
	R-7 Single-Family: 7,500 Sq. Ft. Min. Lot Area
	R-6 Single & Two Family: 7,500 Sq. Ft. Min. Lot Area, Three or More Dwelling Units Require Min. Lot Area of 4,200 Sq. Ft. Per Dwelling by Special Permit
	R-MF Single & Two Family: 3,600 Sq. Ft. Min. Lot Area, Three or More Dwelling Units Require Min. Lot Area of 3,600 Sq. Ft. Per Dwelling by Special Permit
	RA-C4 Residential Conservation: Min. Lot Size Varies by Zone
	RA-C2 Residential Conservation: Min. Lot Size Varies by Zone
	RA-C1 Residential Conservation: Min. Lot Size Varies by Zone
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	R-C7 Residential Conservation: Min. Lot Size Varies by Zone
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	R-PHD-N Neighborhood. Min. Lot Area Varies by Unit Type: 1 Bedroom, Lot Area of 1,200 Sq. Ft.; for Each Additional Bedroom An Additional 600 Sq. Ft. of Lot Area.
	R-PHD-SU Small Unit-Min. Lot Area Varies by Unit Type: 1 Room Efficiency, Lot Area of 1,350 Sq. Ft.; 1 Bedroom, Lot Area of 1,350 Sq. Ft; 2 Bedroom, Lot Area of 2,250 Sq. Ft
	R-PHD-T Town House Unit-Min. Lot Area of 5,000 Sq. Ft. Per Unit
	P Parking
	HRO Historic Residential Office
	BEX-50 50 Acre Executive Office
	CGB Central Greenwich Business
	CGBR Central Greenwich Business Retail
	GB General Business
	GBO General Business-Office
	H-1 Hospital Zone
	H-2 Hospital Zone
	LB Local Business
	LBR-1 Local Business Retail
	LBR-2
	WB Waterfront Business
	RA-CC4-HO Residential Conservation Cluster: Min. Lot Size Varies by Zone, Historic Overlay
	RA-2-HO Single-Family: 2 Acre Min. Lot Area, Historic Overlay
	R-20-HO Single-Family: 20,000 Sq. Ft. Min Lot Area, Historic Overlay
	R-12-HO
	RC-20-HO Single-Family: 20,000 Sq. Ft. Min Lot Area, Historic Overlay, Residential Conservation
	RC-12-HO Single-Family: 12,000 Sq. Ft. Min. Lot Area, Historic Overlay, Residential Conservation
	RC-7-HO Single-Family: 7,500 Sq. Ft. Min. Lot Area, Historic Overlay, Residential Conservation
	LB-RC-7-HO
	HO Historic Overlay
	CGBR-HO Central Greenwich Business Retail, Historic Overlay
	RA-1-HO Single-Family: 1 Acre Min. Lot Area, Historic Overlay
	LBR-2-HO Local Business Retail, Historic Overlay
	R-20-HRO
	R-7-HRO
	R-6-HRO
	CGB-HO
	LB-HO
	GB-HO
	GB-IND-RE General Business, Industrial Re-Use Overlay
	Water

# Comparison GIS Parcels Map to Proposed Redistricting Plan for State House Districts 149, 150 and 151



# Town of Greenwich School District Reference Map



NEW YORK STATE

149

151

150

10

11

09

04

07

01

03

02

05

06

08

12

02

01

07

11

10

Merritt Parkway

Byram River

Pecksland Rd

Round Hill Rd

Clapboard Ridge Rd

Lake Ave

No Maple Ave

North St

Fairfield Rd

Coach Lamp Lane

Bible St

Old Stone Bridge Rd

Mimosa Dr

Mianus River

Putnam Ave

Putnam Ave

Putnam Ave

R.R.

R.R.

Brother's Brk

Indian Field Rd

Deerfield Drive

Glenville Rd

Paterson Ave

N Maple Ave

Weaver St

Allen Rd

Valley Rd

LONG ISLAND SOUND

STAMFORD, CT

95

95

# Proposed Redistricting Plan for State House Districts 149, 150 and 151

Overlaid on Existing RTM Districts

