

**GREENWICH MUNICIPAL CODE SECTION 6-205(b)**

<b>ZONE: CGB</b>	<b>ALLOWED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
STORIES	3	2	3
BUILDING HEIGHT	<40'	28'	<40'
TOTAL LOT AREA	7492.32	7492.32	7492.32
MINIMUM FRONTAGE	25'	53' - 11.25"	53' - 11.25"
MAXIMUM BUILDING AREA	30% / 2,248 SF	15% / 1,129 SF	30% / 2,248 SF
MAXIMUM FLOOR AREA ***	0.3 (2,248 SF) / 0.9 (6,743 SF)	0.2 / 1,493 SF	0.81 / 6,087 SF
MINIMUM FRONT YARD DEPTH	10'-0"	19'-10"	19'-10"
MINIMUM SIDE YARD WIDTH	3.5' + 1" For each foot of building height	6'-5"	6'-10"
MINIMUM REAR YARD DEPTH	10% of lot depth / 13'-7"	63'-2"	14'-3"
MAXIMUM LOT COVERAGE	75% / 5,619 SF	68.1% / 5,103 SF	56.1% / 4,201 SF
<b>ACCESSORY STRUCTURES IN REAR AND SIDE YARDS:</b>			
MINIMUM SIDE YARD	5'	NA	NA
MINIMUM REAR YARD	10'	NA	NA
<p>*** .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.</p>			

<b>OTHER CONSIDERATIONS:</b>			
IMPERVIOUS COVERAGE	NA	68.1% / 5,103 SF	56.1% / 4,201 SF
TOTAL CONDITIONED AREA	NA	1,493 SF	7,987 SF