

APPENDIX E
CLUSTER CONSERVATION SUBDIVISION DISTRICT
REGULATIONS

E-1: Cluster Conservation Subdivision District #1 (CCSD#1)

The following regulations shall be applicable within the Mill River Cluster Conservation Subdivision District (CCSD#1) as defined below:

Tax assessor's map #56, lot 143, and depicted on a map entitled "Cluster Conservation Subdivision, 67.392 acres, Papermill Road, New Milford – Connecticut, Development Feasibility Plan, Sheet 1 of 4, Project #040-2004, Scale: 1"=100', Date: August 17, 2004, Rev. 10/14/04', prepared by Trinkaus Engineering, LLC, Civil Engineers, 437 Bucks Hill Road, Southbury, Connecticut 06488".

All structures shall comply with the front, side and rear setbacks as specified below:

Minimum Lot Frontage: 50' or be served by a 20' accessway

Minimum Lot Area: 0.50 acres

Front Yard Setback: 40'

Side Yard Setback: 20'

Rear Yard Setback: 10'

No buffer areas are required

Maximum building height: 35' (method of measurement to conform to current Town of New Milford Zoning Definition)

Maximum site coverage: 10% (principal dwelling only)

Maximum building coverage: 20% (all buildings including outbuildings)

Maximum site coverage: 35% (all impervious surface)

Proposed Utilities: All utilities (electric, telephone, cable TV) shall be underground.

(Effective: December 27, 2004)