

Section 119-010 Purpose and Applicability

A. Purpose: The purpose of the Housatonic Riverfront Zone (HRFZ) is to encourage redevelopment and adaptive reuse of properties located on the banks of the Housatonic River, while recognizing the Housatonic River as an environmental, recreational and economic asset to the Town of New Milford. The Housatonic Riverfront Zone is designed to promote the health, safety and welfare of the citizens of New Milford by using flexibility while complementing and protecting existing developed areas nearby.

These general goals and objectives include the following specific purposes:

1. Provide economic development opportunities for the riverfront with a focus on mixed use residential, office, retail, and other service businesses as well as recreation and tourism.
2. Enhance the quality of stormwater runoff which reaches the river by establishment of high level water quality treatment standards.
3. Provide pedestrian access to the riverfront by requiring a pedestrian pathway easement on all properties in the HRFZ
4. Promote development within the Central Development Area utilizing existing infrastructure consistent with smart growth principles.
5. Promote redevelopment of blighted riverfront properties.
6. Promote more appropriate riverfront development by offering flexibility in use and design.
7. Providing for a harmonious relationship between residential and business uses in a mixed use development.

B. Establishment: The Housatonic Riverfront Zone is a floating zone and may be permitted on properties with the following characteristics:

1. The property must contain a minimum of 100' of frontage on the Housatonic River.
2. The property must be located on municipal sewer and municipal water and be located on the East side of the Housatonic River south of the intersection of Young's Field Road and Housatonic Avenue.