

TOWN OF NEW MILFORD ZONING SETBACK FORM

The intent of this chart is for informational purposes. Always refer to the current applicable regulations as they apply to your property and use.

Residential District Setbacks

Zone	Description	Height	Frontage	Min. Front	Min. Side	Min. Rear	Side Corner Lot
R-160	Single Family Dwelling Min Area - 160,000 sq. ft.	35'	200'	100'	60'	80'	70'
R-80	Single Family Dwelling Min Area - 80,000 sq. ft.	35'	200'	50'	40'	50'	50'
R-60	Single Family Dwelling Min Area - 60,000 sq. ft.	35'	150'	50'	40'	50'	50'
R-40	Single Family Dwelling Min Area - 40,000 sq. ft.	35'	150'	40'	30'	40'	30'
R-20	Single Family Dwelling Min Area - 20,000 sq. ft.	35'	100'	40'	20'	25'	25'
R-8	Single Family Dwelling Min Area - 8,000 sq. ft.	35'	60'	15'	10'	25'	10'
R-8-2	Two Family Dwelling Min Area - 8,000 sq. ft.	35'	60'	15'	10'	25'	10'
R-5	Single Family Dwelling Min Area - 5,000 sq. ft.	35'	40'	10'	5'	20'	10'
M-R	Multi-Family Res. Min Area- 4,000 sq.ft. per dwelling unit	35'	150'	50'	60'	60'	n/a
R-MH	Mobile Home District - 160, 000 sq. ft.	18'	100'	10'	10'	10'	10'

Business District Setbacks

Zone	Description	Height	Frontage	Min. Front	Min. Side	Min. Rear	Side Corner Lot
B-1	Restricted Business Zone	35'	100'	40'	30'-Res.	20'-Bus. 40'-Res.	25'
B-2	General Business Zone	35'	100'	50'	30'-Res.	30'-Bus. 40'-Res.	25'
B-3	Lake Business Zone	35'	100'	50'	40'-Res.	30'-Bus. 50'-Res.	25'
B-4	Business Zone	35'	100'	40'	30'-Res.	20'-Bus. 40'-Res.	25'
I	Industrial Zone Min Area- 80,000 sq. ft.	40'	200'	100'	15'	30'	25'
IC	Industrial Commercial Min Area- 2 acres	50'	200'	40'	0'	20'	25'
RI	Restricted Industrial Min Area- 80,000 sq. ft.	40'	200'	100'	15'	30'	25'

Residential Living Area Requirements Per Dwelling Unit

Zone	Minimum for all floors	1 Story	1.5 Stories	2 or More Stories	OTHER ZONING DISTRICTS
R-160	2,000 sq. ft.	2,000 sq. ft.	1,500 sq.ft.	1,000 sq. ft.	VC-Village Center District
R-80	1,300 sq. ft.	1,300 sq. ft.	1,000 sq.ft.	900 sq. ft.	Airport District
R-60	1,000 sq. ft.	1,000 sq. ft.	800 sq. ft.	750 sq. ft.	MV-Motor Vehicle Junkyard District
R-40	1,000 sq. ft.	1,000 sq. ft.	800 sq. ft.	750 sq. ft.	OVERLAY ZONING DISTRICTS
R-20	700 sq. ft.	700 sq. ft.	650 sq. ft.	650 sq. ft.	GS- Government Service District
R-8	500 sq. ft.	500 sq. ft.	450 sq. ft.	450 sq. ft.	TLD-Town Landmark District
R-8-2	500 sq. ft.	500 sq. ft.	400 sq. ft.	400 sq. ft.	HRD-Housatonic River District
R-5	400 sq. ft.	400 sq. ft.	350 sq. ft.	350 sq. ft.	Rt. 7 & 202 Access Mngmt Overlay Zone
M-R	fewer than 3 rooms - 500 sq. ft.; 3 rooms - 750 sq. ft.; 125 sq. ft. for each additional room				Litchfield Road Corridor District

SPECIAL DISTRICTS

Business Area Requirements

Zone	Minimum for all floors	1 Story	1.5 Stories	2 or More Stories	OTHER ZONING DISTRICTS
B-1	1,000 sq. ft.	1,000 sq. ft.	800 sq. ft.	750 sq. ft.	AAC-Active Adult Community Zone
B-2	1,000 sq. ft.	1,000 sq. ft.	800 sq. ft.	750 sq. ft.	CCSD-Cluster Conservation Subdivision
B-3	1,000 sq. ft.	1,000 sq. ft.	800 sq. ft.	750 sq. ft.	MPRDD-Major Planned Resident. Dev. Dist.
I / IC	1,000 sq. ft.	1,000 sq. ft.	800 sq. ft.	750 sq. ft.	PDD-Planned Development District
					PRD-Planned Residential Development
					HRFZ - Housatonic Riverfront Zone