

**Section 107-040      Standards**

1. All Cluster Conservation Subdivisions shall be considered as subdivisions and subject to all other applicable land-use regulations of the Town of New Milford in addition to the requirements of these regulations.
2. Number of lots: The maximum number of building lots that may be approved in a Cluster Conservation Subdivision shall not be greater than would be allowed under the conventional subdivision regulations as outlined in the Subdivision Regulations of the Planning Commission of the Town of New Milford, dated June 2, 2001, and as amended. A preliminary conventional subdivision plan must be submitted for comparison purposes.
3. If at least 70% of the land is maintained as contiguous, undivided conservation open space, the Commission may allow a building density bonus of 10% of total dwellings.
4. Each dwelling shall be served by an individual septic system located on the lot.