

Section 117-010 Purpose

It is the intent of this Chapter of the Zoning Regulations to provide an opportunity for flexibility of development for large parcels of land, consisting of no fewer than 150 acres, through the option of a Major Planned Residential Development District (MPRDD).

This zone may only be allowed on property currently zoned R-60 or R-80 and located within the following area of New Milford, described/bounded as follows:

North	By Route 37
East	By Route 7
South	By the highway to Greenpond and Jerusalem Hill Road
West	In part by the Town of New Fairfield, and in part by the Town of Sherman

No MPRDD shall be located within one (1) linear mile of another MPRDD. The separation distance of 5,280 feet is to be measured in a direct line from the closest point of the lot on which an MPRDD is located to the closest point of the lot on which a new MPRDD is proposed to be located.

The residential dwellings in the MPRDD shall be in the form of a cluster development with open space requirements as indicated under this Chapter.

The MPRDD shall consist of a variety of dwelling unit types to accommodate active adults who have different desires and requirements.