

Section 080-020 Use Classifications

The following uses are permitted in the Village Center District:

1. Any use permitted in a B-1 Restricted Business Zone.
2. Multi-family housing may be permitted provided that such housing:
 - a. Is developed by the Town of New Milford or by a not-for-profit organization qualified as tax exempt under the Internal Revenue Code for owner occupancy
 - b. Consists of not more than four (4) dwelling units, each with a minimum living area of 750 square feet of floor space and each served by municipal sewer and public water
 - c. Is of such design as to harmonize with the neighborhood and preserve the beauty and appearance of the Village Center; and
 - d. Is not a conversion of an existing structure used and/or formerly used for business, commercial or industrial use (*Effective: June 17, 1994*)
3. Parking lots may be permitted as a primary use subject to acquisition of a special permit and site plan approval in accordance with the provisions of Chapters 175 and 180 and subject to the following conditions:
 - a. All parking lots shall comply with the provisions of Section 135-060: Off-Street Parking and Facilities Specifications.
 - b. Landscaping shall be provided along all street fronts. The Commission may require additional landscaping or more mature plantings if current conditions dictate more extensive screening. A Landscaping Plan showing planting details shall be provided with all applications for a parking lot.
 - c. All parking lots must be in character with the Village Center District and have a similar architectural style to the surrounding buildings and neighborhood, including but not limited to, general architectural design, colors and textures of walls and surfaces, landscaping, fencing, signage, and lighting.
 - d. All parking lots shall have a direct access (i.e. entrance and/or exit) to one of the following roads: Church Street, Bank Street, Bridge Street, or Railroad Street. Parking lots without direct access to one of the above listed streets shall not be permitted.
 - e. No buildings or structures shall be torn down for the purposes of constructing a parking lot with the following exceptions:
 - i. The existing buildings or structures have been deemed to be dangerous, unsafe, or inhabitable by the New Milford Building Official or Fire Marshal.
 - ii. The existing buildings or structures have remained vacant for a minimum of 10 years and are in a dilapidated, blighted, and/or decayed condition.

(Effective: November 1, 2010)

4. In addition to the above uses, the “temporary” display, as those terms are defined in Chapter 15 of these regulations, may be located in front of any building provided such temporary display:
 - a. Does not obstruct the free use of any sidewalk;
 - b. Does not protrude more than thirty-six (36) inches from the front of the building;
 - c. Complies with all of the provisions of the zoning regulations which are not inconsistent with the provisions of this section; and
 - d. Complies with all ordinances and regulations of the Town of New Milford and/or the State of Connecticut. (*Effective: June 19, 1995*)

5. Second and third floor dwelling units are permitted in buildings where non residential B-1 uses are located on the first floor, subject to the application requirements outlined in Section 080-030 and Chapters 175 and 180 provided no individual dwelling unit shall contain less than 500 square feet of floor area and a minimum of two (2) private, designated off-street parking spaces are provided for each individual dwelling unit on the same lot as the dwelling unit they are intended to serve. (*Effective: April 25, 2011*)