

## 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'	0'-Bus. 30'-Res.	20'-Bus. 40'-Res.	25'
B-2	General Business Zone	35'	100'	50'	0'-Bus. 30'-Res.	30'-Bus. 40'-Res.	25'
B-3	Lake Business Zone	35'	100'	50'	0'-Bus. 40'-Res.	30'-Bus. 50'-Res.	25'
B-4	Business Zone	35'	100'	40'	0'-Bus. 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'

### Business Area Requirements

Zone	Minimum for all floors	1 Story	1.5 Stories	2 or More Stories
B-1	1,000 sq. ft.	1,000 sq. ft.	800 sq. ft.	750 sq. ft.
B-2	1,000 sq. ft.	1,000 sq. ft.	800 sq. ft.	750 sq. ft.
B-3	1,000 sq. ft.	1,000 sq. ft.	800 sq. ft.	750 sq. ft.
I/IC	1,000 sq. ft.	1,000 sq. ft.	800 sq. ft.	750 sq. ft.

OVERLAY ZONING DISTRICTS	SPECIAL DISTRICTS	OTHER ZONING DISTRICTS
GS- Government Service District	AAC-Active Adult Community Zone	VC-Village Center District
TLD-Town Landmark District	CCSD-Cluster Conservation Subdivision	Airport District
HRD-Housatonic River District	MPRDD-Major Planned Resident. Dev. Dist.	MV-Motor Vehicle Junkyard District
Rt. 7 & 202 Access Mngmt Overlay Zone	PDD-Planned Development District	
Litchfield Road Corridor District	PRD-Planned Residential Development	
CLWD-Candlewood Lake Watershed	HRFZ - Housatonic Riverfront Zone	