

**CHAPTER 105**  
**PLANNED RESIDENTIAL DEVELOPMENT**  
**(PRD)**

**Section 105-010 Purpose**

It is the intent of this Chapter of the Zoning Regulations to provide an opportunity for flexibility of development through the option of Planned Residential Development in all residential zones.

**Section 105-020 Procedures for Establishment of PRD**

A Planned Residential Development may be permitted in any residential district, subject to acquisition of a Special Permit and Site Plan Approval in accordance with the provisions of Chapter 175 and 180 of these regulations and the permanent reservation of land for open space purposes. The Zoning Commission shall follow the procedures herein specified and, before granting a special permit, shall find that the standards and conditions herein specified have been met and that the special permit will accomplish the open space purpose set forth herein and will be in harmony with the purpose and intent of the Zoning Regulations.

The Zoning Commission may require the applicant to adhere to the conventional development requirements of the Zoning Regulations if, in its judgment, the lot layout, use and provision of open space does not provide significant benefit to the proposed community and/or the Town of New Milford beyond that which would normally be derived from conventional development or, if, in the judgment of the Zoning Commission, the public convenience and welfare would not be substantially served or if the appropriate use of neighboring properties would be substantially or permanently injured.

**Section 105-030 Lot and Building Requirements**

1. Lot Area, as defined in Chapter 15 of these regulations, shall be sufficient to allow at least eight (8) conventional homes to be built on the tract of land using criteria for conventional development of the existing underlying zone.
2. Minimum lot area shall be five (5) acres.
3. Maximum lot coverage shall not exceed twenty-five (25) percent.
4. The total number of bedrooms permitted shall be no more than five (5) for each lot that would be allowed in a conventional development in the existing underlying zone. A bedroom shall be defined as it is in the Connecticut Public Health Code, Technical Standards for Subsurface Sewage Disposal Systems, Effective 8/16/82, revised 1/1/15, and as may be amended.

5. There shall be a maximum of twelve (12) bedrooms or six (6) living units in a cluster, with a cluster defined as one (1) building and a bedroom defined as it is in the Connecticut Public Health Code.
6. A minimum one-hundred (100) foot deep buffer zone shall be provided around the entire perimeter of the Planned Residential Development. A buffer shall not be required along a common property boundary with an adjacent Planned Residential Development pursuant to this chapter. At the Commission's sole discretion, where the existing topography and/or landscaping provide natural screening, which satisfies the purpose of the buffer requirement, the depth of the buffer may be reduced by up to a maximum of 50'.
7. There shall be at least fifty (50) feet between each building excluding attached open patios and open decks with associated steps/walkways not exceeding 125 square feet and private detached accessory buildings not exceeding 200 square feet which may be located no more than 10 feet from the primary dwelling to which they are accessory. Common detached accessory buildings and uses including minor service buildings related to the use and maintenance of the multi-unit dwelling or dwellings, garages and swimming pools, for the exclusive use of the occupants of the premises and their guests shall be permitted provided they are located at least fifty (50) feet away from any residential building.
8. Each dwelling unit shall have a minimum floor area of 750 square feet.
9. No building shall exceed a height of thirty-five (35) feet.

#### **Section 105-040      Utility Requirements**

1. The water supply shall be approved by the Town Director of Health. The water supply system shall be so designed and constructed as to provide adequate fire protection.
2. All electric, telephone and cable television utilities shall be placed underground.

#### **Section 105-050      Sewage Disposal**

The Planned Residential Development shall be served by a sewage disposal system meeting Town and State Department of Health regulations and, as applicable, regulations of the State Department of Environmental Protection. The system shall be approved by the Zoning Commission, Town Director of Health and applicable State agencies.

#### **Section 105-060      Circulation, Access, and Parking**

1. Development of more than one hundred (100) bedrooms shall have a second access to a town or state-maintained highway.
2. All access roads and interior roads that are proposed for acceptance by the town

shall be built to the standards of the Road Ordinance.

3. Off-street parking shall be provided at a minimum of two (2) spaces per dwelling unit. Off-street visitor parking shall also be provided at a minimum of one (1) parking space per four (4) dwelling units.

**Section 105-070      Landscaping**

1. Landscaping shall be done in accordance with the Multiple-Residence District.

**Section 105-080      Open Space and Recreational Amenities**

1. Recreational amenities shall be provided, which may include, but are not limited to picnic areas, walking paths, tennis courts, swimming pools, and athletic fields.
2. All land not used for construction of dwellings, roads, parking, recreation, or private yards shall be considered open space. Except when required for town use, open space shall be designed and intended for the common use or enjoyment of the residents of the development with restrictions or covenants prohibiting buildings or other physical structures.

*(Chapter Amended Effective: July 29, 2015)*