

Section 117-040 Design and Development Standards

1. Lot Area: The minimum lot area shall be 150 acres.
2. Dwelling Units: The maximum number of dwelling units shall be no greater than four (4) per acre.
3. Building Coverage: The aggregate ground cover for all buildings and structures, including accessory buildings and structures, shall not exceed 25% of the area of the MPRDD.
4. Height of Buildings: The following maximum building height requirements, computed pursuant to the provisions of Section 015-010 of the Zoning Regulations, as amended, shall apply to the MPRDD. In the event that the Commission permits buildings to be greater in height than 35 feet, the setbacks of such buildings from the property lines shall be increased by five (5) feet for each one (1)-foot of height above 35 feet.
 - a. Single-family Detached Dwellings 35'
 - b. Townhouse Dwellings 40'
 - c. Multi-family Dwellings 50'

All buildings shall be constructed of materials and suitably landscaped so as to blend in with the surrounding landscape. Buildings in excess of the 35 feet in height shall be adequately screened by landscape materials or existing vegetation. Multi-family dwellings shall be serviced by elevators.

5. Parking: There shall be at least two (2) parking spaces provided for each dwelling unit. All driveways shall be a minimum of 20 feet in length measured from the interior edge of the sidewalk, if any, or from the edge of the travelway of the street. An attached garage serving a unit shall count as one (1) parking space. A driveway serving a unit shall count as one (1) parking space.
6. Site Lighting: All site lighting fixtures shall be full cutoff, downward aimed and fixed in a downward facing position where the fixture is nonadjustable. Light fixtures shall not be located at a height of more than 16 feet from the ground. All developers of parcels for a MPRDD shall retain a lighting consultant to be approved by the Commission to review the site lighting plan and shall follow the recommendations of this lighting consultant with regard to the site lighting.
7. Buffer Area: The Commission may require along the perimeter of the development a front, side and rear buffer yard having a minimum width of 60 feet, provided that no buffer shall be required for a front, side or rear yard if the Commission determines that the existing topography or landscaping provide natural screening. The buffer area shall conform to the standards for buffer areas as set forth in Section 130-040 of these Regulations.

8. Conditions: The Commission may impose conditions to require the applicant to take such actions as it deems necessary to ensure that the housing meets and will continue to meet the age restriction requirements of this Chapter. Such conditions may include, without limitation, deed restrictions, periodic reporting, affidavits of purchasers, renters, authorized representatives of any homeowners' or unit owners' association, stipulated ownership and management policies and procedures, and appropriate association governance. The Commission may require the applicant to submit any or all of this documentation either as part of the application to establish the MPRDD or as part of the final site plan.

9. Village Green: The following Accessory Uses are permitted within the MPRDD in order to create a Village Green designed to complement active adult residential uses and to exist primarily for the benefit of the residents of said community. The accessory uses in total shall not exceed 22,000 square feet. These uses may include the following:
 - a. Postal area (post office)
 - b. Coffee shop
 - c. Meeting hall/clubhouse
 - d. Nondenominational chapel
 - e. Library
 - f. Barbershop/hairdresser
 - g. Caning and potting sheds
 - h. General store
 - i. Amphitheater
 - j. Arts and crafts gallery

10. Community Areas for Recreation: The developer shall provide an area or areas for passive and/or active recreation for the residents of the MPRDD. Such areas may include the following:
 - a. Sitting areas (covered or uncovered)
 - b. Walking paths and trails
 - c. Croquet lawn
 - d. Other dedicated public lawns and green space
 - e. Tennis courts
 - f. Exercise room and equipment
 - g. Swimming pool
 - h. Billiards room
 - i. Bicycle racks

11. Passive Recreation Areas: The passive recreation areas shall consist of no less than 1/3 of the total site.

12. Water Supply: The MPRDD shall be served by a water supply system that shall be designed and installed at the applicant's expense and shall be approved by the New Milford Director of Health and, if required, the Connecticut Department of

Public Health. Fire hydrants or other fire suppression devices shall be installed in locations approved by the New Milford Fire Marshal.

13. Sewage Disposal: The MPRDD shall be served by a municipal sanitary sewer system or by an on-site subsurface sewage disposal system(s) that is designed and installed at the applicant's expense and approved by the Connecticut Department of Environmental Protection and the New Milford Water Pollution Control Authority. If the MPRDD is to be served by an on-site subsurface sewage disposal system, it shall be for the exclusive use of the subject MPRDD and no other uses shall be connected to the system.
14. Road Access: The principal access to the MPRDD shall be from Route 7 via Rocky River Road. Rocky River Road shall be reconstructed to conform to the construction methods and requirements, material specifications, administration process, requirements for as-built road plans, and any other applicable standards or procedures outlined in Chapter 18, Article II of the Code of the Town of New Milford in effect at the time of approval of the final site plans. During the Rocky River Road construction, a water main, a gravity sewer line and a force main sewer line for possible future use, and all other public utilities shall be installed to serve the proposed Dunham Farm MPRDD.
15. Zoning Permits Prior to Construction: No zoning permits will be issued until such time as either a permit for an on-site sewage disposal system has been issued by the Department of Environmental Protection or the New Milford Water Pollution Control Authority has issued a permit to connect to the municipal sewer system. In addition, the reconstruction of Rocky River Road shall be completed to a level that will permit safe passage to the MPRDD as determined by the Director of Public Works and the Zoning Commission.
16. Progress Reports: Reports shall be submitted to the Zoning Enforcement Officer beginning within one (1) month following the approval of the MPRDD and each subsequent month thereafter providing an update as to the progress made toward the submission of the final site plan application. In addition, interim design plans shall be submitted for review and comment by the Commission's staff and consultants.
17. Submission of Final Site Plan: The final site plan application shall be submitted to the Zoning Commission within six (6) months of either (a) the date of Department of Environmental Protection approval for the on-site subsurface sewerage disposal system or (b) the date of the issuance of a permit from the New Milford Water Pollution Control Authority to connect to the municipal sewer system. The Commission, in its sole discretion, may grant an extension of the time for the submission of the final site plan for an additional six (6) months or other reasonable period of time.
18. Submission of Legal Documents: Simultaneous with the submission of a final site plan application, the applicant shall submit documentation satisfactory to the

Commission's attorney, demonstrating compliance with the requirements for establishing an age-restricted development; the preservation, maintenance and control of open space; and the creation of the common interest ownership community.

19. Reimbursement of Town Expenses: The applicant shall reimburse the Town of New Milford for any expenses incurred for unusual costs by Town staff for the administration of the MPRDD and reasonable expenses of consultants and attorneys retained by the Town to review the application, general development plans, final site plans, and to undertake site inspections related to the MPRDD.
20. Phasing Plan: A phasing plan shall be included with the final site plan application.
21. Operations Plan: An operations plan shall be included with the final site plan application and that said operations plan shall specifically address the management of construction traffic associated with the development with the goal of limiting traffic on Candlewood Mountain Road.
22. Bonding: The Commission may require the applicant to post bonds for the completion of public improvements and other site improvements prior to the sale or offering for sale of any residential unit in the MPRDD. If the development is to occur in phases, only the improvements within a phase shall be subject to a bond.