Borough of New Milford
{Schedule of Zoning Limitations}

Requirement	Residential A	Residential B	Residential C Garden Apt. Zone	Residential D Townhouse	Business and Industrial	Light Industrial Park Zone	Residential E
Min. Lot Are (s.f.)	7,500	7,500	7 Acres	7 Acres	--- [3]	30,000	34,848
Average Lot Width (Ft.)	75 [1]	75 [1]	---	---	---	---	---
Front Yard Min. (Ft.)	55 [2]	55 [2]	30 [6]	50 [14]	55 [7,8]	30 [5]	25 [15]
Rear Yard Min. (Ft.)	25% of depth, 20' min.	25% of depth, 20' min.	20 [6]	35	10 [9]	25	20
Side Yard Min. (Ft.)	10 [4,5]	10 [4,5]	20 [6]	35	--- [10]	25	20
Max. Building Coverage (%)	18 [12]	18 [12]	25	20	---	40	50
Max. Total Impervious Coverage (%)	58 [13]	58 [13]	---	65	---	---	95
Max. Building Height							
(Story)	2-1/2	2-1/2	2	2-1/2	2-1/2 [11]	2	4
(Feet)	30	30	35	35	35	35	50
Max. No. of Families per Bldg.	1	2	16	8	---	---	---
Max. Density, Units/Acre	---	---	5	5	8.7 [3,16]	---	---
Lot Frontage (Ft.)	---	---	---	---	---	150	50

1. In calculating the average width of a lot, the portions thereof more than one hundred (100') feet distant from the street line shall be disregarded.
2. No new building shall be erected and no existing building shall be altered or reconstructed to project beyond the average setback line of the buildings situated within the same block & within 200 feet of either side lot line and measured in a direction parallel to the street on which the lot faces. Where there is no existing building in the block, the setback shall be fifty-five (55') feet measured from the centerline of the street.
3. See Section 30-25.5.
4. For a lot having a frontage of less than sixty-five (65') feet, each side yard shall be no less than seven and one-half (7-1/2') feet.
5. In case of corner lot, the exterior side yard shall be no less than thirty (30') feet.
6. Setback is measured from the property line. Corner lots shall be considered as having two (2) front yards, one (1) facing each street.
7. No new building shall be erected and no existing building shall be altered to project beyond the front line of any building within two hundred (200') feet thereof in the Business Zone, and if there is no building within 200 feet, then no new building or alteration shall extend beyond the front line of the nearest building thereto in the Business Zone. Where there is no existing building in the block, all new buildings shall be at least fifty-five (55') feet from the centerline of the street.
8. On a corner lot, no less than forty (40') feet from the centerline of the side street.
9. If a building is used in whole & part for dwelling purposes, except a janitor or caretaker without a family, the rear yard requirements shall be the same as for Residential A Zones.
10. When adjoining a Residential Zone at the side, minimum side yard setback shall be ten (10') feet.
11. On a county road, a building in the Business Zone may have 3 stories.
12. Maximum building coverage is 20% for lots less than 10,000 S.F. in area.
13. Maximum total impervious coverage is 60% for lots less then 10,000 S.F. in area.
14. Measured from the right-of-way line of any exterior street. Setback shall be forty (40') feet from the centerline of any private interior road.
15. Minimum ten (10') feet from the centerline of any private interior road.
16. Residential use is not permitted in the Industrial Zone.