

Section 119-030 Procedure for Establishment of Housatonic Riverfront Zone and Application Requirements

1. **Zone Change Request:** Request for the establishment of the Housatonic Riverfront Zone constitutes a petition for legislative action to amend these regulations in accordance with Chapter 200 of these regulations. The petition shall be submitted to the Zoning Commission and shall be signed by the owner or owners of all lots within the proposed zone, provided however, that the zone may also include existing street, highway and utility right-of-ways not owned by the petitioner. Upon receipt, the Zoning Commission shall refer the petition to the Planning Commission and shall hold a public hearing and act thereon in the same manner as required for the amendment of these regulations. Additionally, any existing uses not permitted by Section 119-020 shall be formally abandoned in writing, by the owner of said lot(s) prior to the issuance of a zoning permit.
2. **Application Requirements:** The use, buildings, structures and site development authorized in a Housatonic Riverfront Zone are permitted subject to acquisition of a Special Permit in accordance with the provisions of Chapter 180 of these regulations as well as approval of a Site Plan Application in accordance with Chapter 175 of these regulations.

An application for a zone change must be submitted in conjunction with applications for a special permit and site plan for site development.