

Section 119-020 Permitted Uses

The following uses shall be permitted in the Housatonic Riverfront Zone:

1. Any use permitted in a B-1 Restricted Business Zone
2. Uses permitted in Section 025-100
3. The following uses may be permitted provided there are no fire hazards created by process or process by-products, no noxious, or hazardous fumes or waste, including but not limited to dust, dirt, smoke, gas or fumes: shops for assembling or finishing of articles to be sold at retail or wholesale, shops for manufacturing, research laboratories. In addition, no outside storage of inventory or supplies associated with these special uses is permitted. When these types of uses are proposed the Commission shall require both of the following:
 - a. Written certification from the business owner describing in detail manufacturing processes and their by-products that may create such a hazard
 - b. Written and stamped documentation from an engineer, licensed to do business in the state of Connecticut and holding a current professional engineering license, that the building and all subdivisions thereof comply with the latest revision of ASHRAE Standard 62.
4. Any combination of the above uses.
5. Any customary accessory uses to the above uses.
6. Multifamily housing including apartment and townhouse style living units provided:
 - a. At least 50% of the floor area of all buildings on the property are approved for non-residential uses permitted in Section 119-020(1) and (2).
 - b. The average number of bedrooms per residential dwelling unit for each building on the entire property does not exceed 1.6. Calculation method:
 - i. Total number of bedrooms proposed divide by the total number of residential units proposed.
 - ii. Note: for purposes of this calculation, a studio counts as a one (1) bedroom unit.