

Freestanding Industrial Building Near Major Thoroughfares for Sale or Lease

1406 State Street
Bridgeport, Connecticut 06605



For Sale at \$1,200,000.00 or for Lease at \$10.00/SF NNN

- ▶ Situated on 0.38 acres in a Light Industrial Zone, the completely fenced property is at the corners of Butler Avenue and Bassick Avenue with 151 linear feet of frontage on State Street.
- ▶ The 9,748 SF building features central air conditioning, one 12' drive-in door, a 23' ceiling height, and four restrooms (two of which are handicapped accessible).
- ▶ Currently configured with 1,904 SF of office space, 2,128 SF of store display area, 2,736 SF of warehouse space, and 2,980 SF of additional office space on the mezzanine level.
- ▶ Conveniently located 0.4 miles from I-95 Exit 25, 1.7 miles to Route 8 which connects to Route 25 and the Merritt Parkway, and 1.8 miles from the Fairfield Metro Train Station.
- ▶ Within walking distance from a Greater Bridgeport Transit bus stop and near Chaves Bakery, Chase Bank, Family Dollar, State Street Tire Center, and AutoZone Auto Parts.

Broker: Jon Angel
President
203.335.6600, Ext. 21
jangel@angelcommercial.com

ANGEL 
COMMERCIAL, L.L.C.

2425 POST ROAD, SUITE 303, SOUTHPORT, CT 06890 • TEL 203.335.6600 • FAX 203.335.9900 • WWW.ANGELCOMMERCIAL.COM

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The property is conveniently located 0.4 miles from I-95 Exit 25, 1.7 miles to Route 8 which connects to Route 25 and the Merritt Parkway, and 1.8 miles from the Fairfield Metro Train Station. It is within walking distance from a Greater Bridgeport Transit bus stop and near Chaves Bakery, Chase Bank, Family Dollar, State Street Tire Center, and AutoZone Auto Parts.

The Site

Space Available:	9,748 SF
Total Building Size:	9,748 SF
Land:	0.38 acres
Real Estate Taxes:	\$17,350.56 (2018)
Zoning:	Light Industrial (LI)
Construction:	Concrete / Cinder Block
Year Built:	2004
Stories:	Two
Tenancy:	One

Features

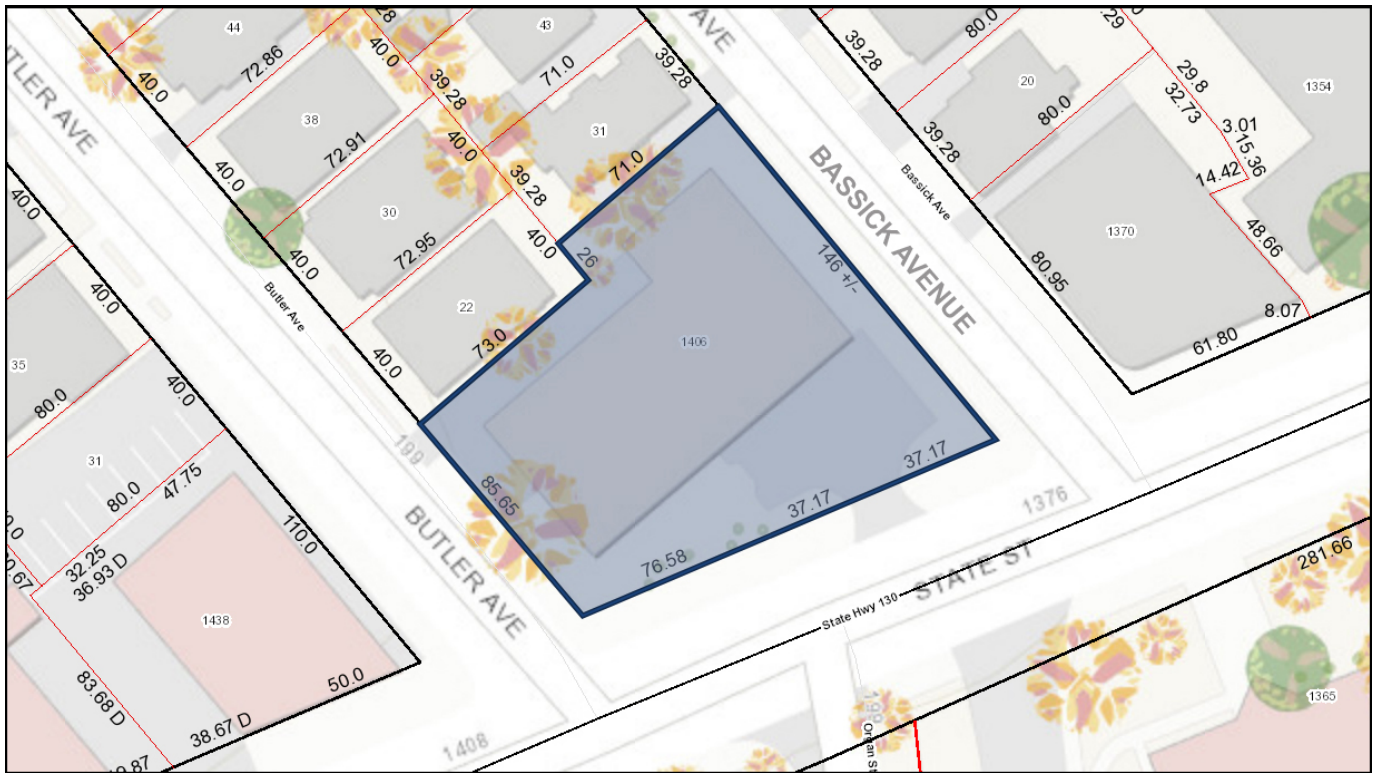
Parking:	6 Spaces
Ceiling Height:	23'
Loading:	One 12' Drive-in Door
Amenities	Fenced, Four Restrooms (2 Handicapped Accessible)

Utilities

Water/Sewer:	City/City
Heating:	Gas
A/C:	Central Air Conditioning
Power:	600 Amps, 3-Phase, 4-Wire

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0.38 Acres

151 Linear Feet of Frontage on State Street

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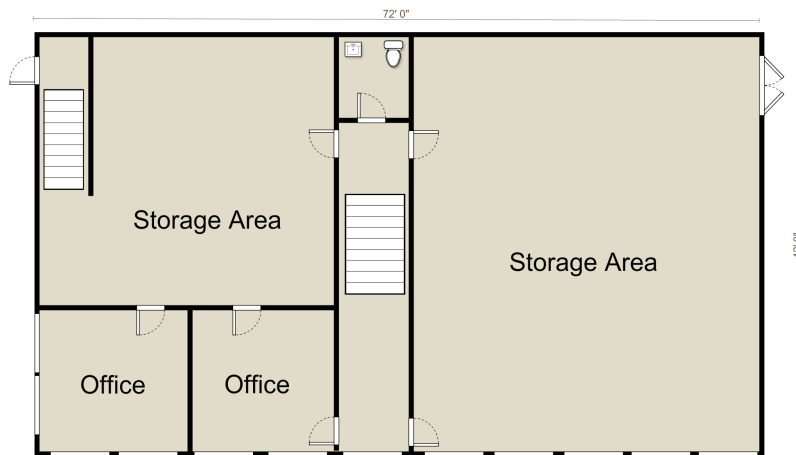


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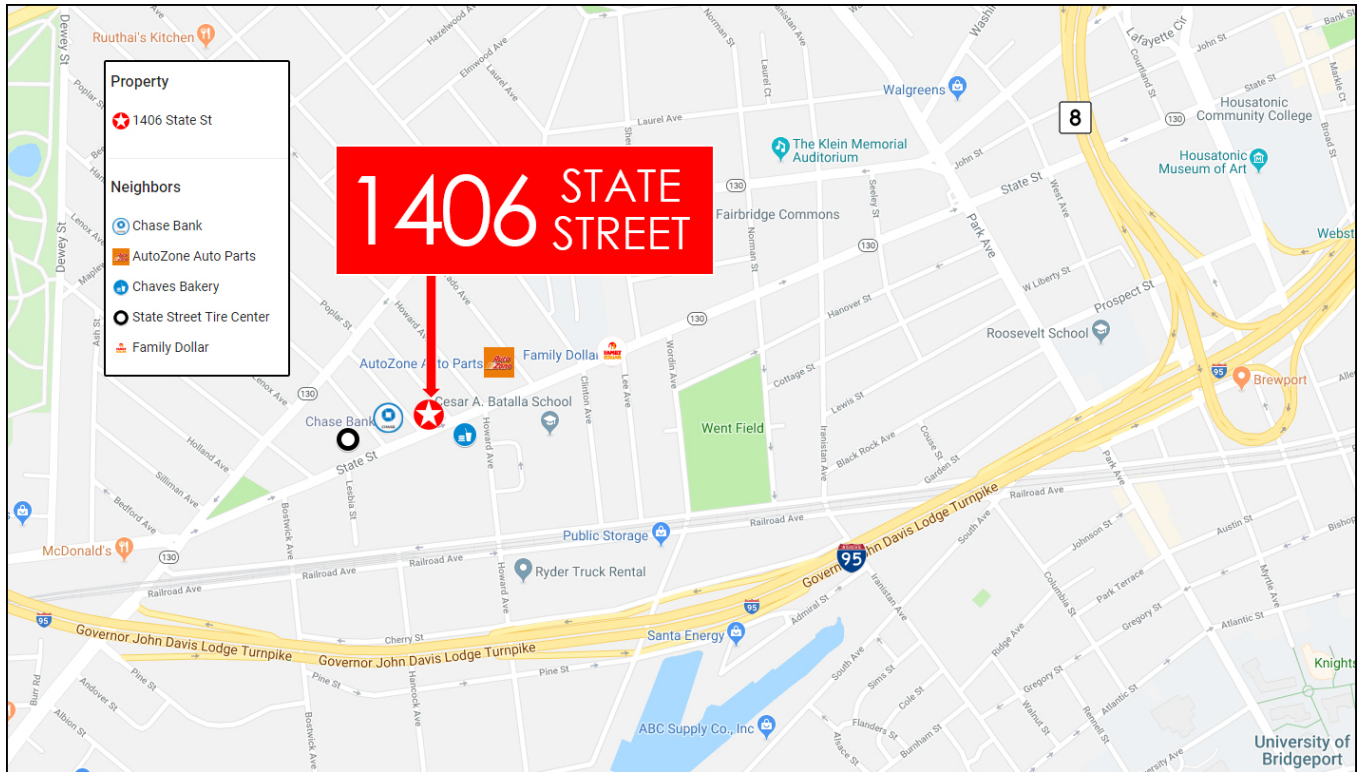


Mezzanine Level 2,980 SF



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 1.7 miles to Route 8 which connects to Route 25 and the Merritt Parkway
 1.8 miles from the Fairfield Metro Train Station.

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For Sale or Lease

Photo Gallery

1406 State Street

Bridgeport, Connecticut 06605



2,735 SF OF WAREHOUSE SPACE



23' CEILING HEIGHT



2,128 SF OF RETAIL DISPLAY SPACE



1,904 SF OF OFFICE SPACE WITH RETAIL COUNTER



2,980 SF MEZZANINE



PRIVATE OFFICE

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Bridgeport, CT – Industrial Light Zone (I-L)

Please visit the City of Bridgeport website for complete zoning regulations.

ARTICLE 7 INDUSTRIAL ZONES

Section 7-1 Industrial Base Zones

7-1-1 Purpose: The industrial base zones established by these Regulations are Industrial Heavy (I-H) Zone and Industrial Light (I-L) Zone. Each zone is intended to reserve appropriately located areas for predominantly industrial uses and to protect these areas from intrusion by dwellings and other inharmonious uses. The zones are intended to promote the economic viability of the city's industrial areas and to provide standards to assure safe, functional, efficient and environmentally sound operations. Differentiation among the zones is intended to provide appropriate areas for industrial uses of different character, intensity or impact while minimizing potential conflicts among land uses.

7-1-2 Use Regulations:

- a. **Use Regulations:** See Table 2A, Use Table for Non-Residential Zones for the industrial base zones.
- b. **Use Categories:** See Table 6 for Use Categories for Non-Residential Uses.

7-1-3 Zone Development Standards: Zone development standards for the industrial base zones are set forth in Table 4, Zone Development Standards for Non-Residential Zones.

Section 7-2 Industrial-Heavy Zone (I-H)

7-2-1 Purpose: The Industrial Heavy (I-H) Zone is intended to reserve appropriate areas of the city for those industries which due to impacts in terms of such characteristics as dust, traffic, hazards, appearance or intensity of industrial development are not desirable in or adjacent to non-industrial areas. Development and performance standards are intended to recognize the operational needs of high impact industries while setting minimum standards to promote safe, functional, efficient and environmentally sound development and operation.

Section 7-3 Industrial-Light Zone (I-L)

7-3-1 Purpose: The Industrial-Light (I-L) zone is intended to promote a concentration of industrial uses having minimal off-site impacts. The zone is intended to be an area where most industrial uses may locate, but where development and performance standards which are stricter than those of the Industrial Heavy Zone will promote uses which are compatible with non-industrial areas. Development and performance standards are designed to promote a viable and attractive industrial area and to minimize potential land use conflicts. Non-industrial uses are intended to be limited to uses that are most directly supportive of industry.

Zoning regulations provided herein are subject to change without notice. Please visit the City of Bridgeport website to view current zoning regulations.

ARTICLE 4 STANDARDS APPLICABLE IN ALL ZONES**Section 4-1 Standards Established**

Except as otherwise specified by these Regulations, all development of property shall be in accordance with the standards set forth in this Article. In addition to these standards, supplemental development standards and any other relevant standard in these Regulations, each base zone shall have zone development standards and may have additional standards and each floating, overlay or other zone shall have zone development standards and may have additional standards. Use tables may also set forth limitations or conditions applicable to certain uses within each zone.

Section 4-2 Lots

4-2-1 Lot Area: All Lots created after the effective date of these Regulations must meet the minimum Lot area requirements listed in the applicable Zone Development Standards Table.

- a. Nonconforming Lots are governed by Section 4-12, Nonconforming Lots.
- b. Pre-Existing Sub-Standard Lots. See Section 4-12-5.

4-2-2 Change in Lot Size or Shape Regulated: No lot shall be reduced in area or size or changed in shape so that the total lot area, minimum frontage, setbacks, coverage, lot area per dwelling unit, or other development standards required by these Regulations are not maintained. No Lot shall be divided so as to create an additional Lot which is not in conformity with these Regulations unless such Lot is deeded, dedicated and accepted for public use.

4-2-3 Corner Lots and Visibility:

- a. In cases where a lot has frontage on two streets, the lot shall be deemed a corner lot and shall have two frontages and two sides, with the exception of Downtown Village Districts; see Article 10.
- b. In cases where a lot has frontage on a public street and on a private right-of-way, the lot shall be deemed a corner lot and shall have two frontages and two sides, with the exception of Downtown Village Districts; see Article 10.
- c. On a corner lot nothing shall be erected, placed or planted or allowed to grow so as to hinder the visibility of operators of approaching motor vehicles within ten (10) feet of the intersection of the street right-of-way lines bounding the corner lot.

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- 4-2-4 Interior Lots:** Interior lots (also known as rear lots) may be created if they are in accordance with the following requirements:
- a. Only one interior lot may be created from a lot of record.
 - b. The interior lot shall have access to a public street, which access shall be no less than thirty (30) feet wide. If the front lot is subdivided to create an interior lot, the front lot shall be required to provide the necessary access to the interior lot.
 - c. Both the front lot and the interior lot must conform to all minimum lot area and other dimensional standards applicable to the zone in which the Lots are located, provided, however, that the access strip serving the interior lot shall not be included in computing the minimum lot area for the front and interior lots.
 - d. The front property line of the interior lot shall be deemed to be coincident with the rear property line of the front lot.
- 4-2-5 Prohibited Uses:** Except for accessory apartments conforming with the requirements of Section 12-1, or to any other use of a lot expressly permitted by provisions of these regulations, including multifamily use, the following uses of land and buildings are prohibited on private land in all zones:
- a. Any building for human habitation located to the rear of another building on the same lot.
 - b. Any building for any purpose whatever located in front of any building for human habitation on the same lot.

Section 4-3 Setbacks

- 4-3-1 Building Setback Standard:** Except as provided in Section 4-3-2 below, all buildings and structures, principal and accessory, shall be located to comply with the minimum and maximum building setbacks established for principal and accessory buildings listed in the zone development standards tables, any supplemental development standards table, condition, or other regulation applicable to the lot or the use being employed at the site.

4-3-2 Extensions into Required Building Setbacks:

- a. **Principal Buildings:**
 1. **Minor Projections Allowed:** Minor features of a building such as eaves, chimneys, fire escapes, bay windows, uncovered stairways, wheelchair ramps, and uncovered decks or balconies, may extend into a required Setback up to 20 percent of the setback. Such projection, however, may not extend to within three (3) feet of the lot line.

Zoning regulations provided herein are subject to change without notice. Please visit the City of Bridgeport website to view current zoning regulations.

2. **Full Projection Allowed:** In addition to the minor projections listed in Section 4-3-2-a. above, the following features are allowed to project into required Building Setbacks as follows:

- i. Canopies, marquees, awnings and similar features may fully extend beyond a Street Lot Line;
- ii. Stairways and wheelchair ramps that lead to the front door of a Building may fully extend to a Street Lot Line.

b. **Accessory Structures in Residential Zones:**

1. **Uncovered Accessory Structures:** Structures such as flagpoles, lamp posts and temporary signs are allowed in a street setback or other setback, but not in a required setback from an abutting Residential Zone.
2. **Covered Accessory Structures:** Structures such as storage buildings, garages, greenhouses, tree houses, work sheds, covered decks and gazebos shall be subject to Table 3, Zone Development Standards for Residential Zones.
3. **Recreational Accessory Structures:** Structures such as swimming pools, uncovered decks, hot tubs, play structures, tennis courts and dog runs shall be subject to Table 3, Zone Development Standards for Residential Zones.
4. **Other Accessory Structures:** Structures such as communication antennas, dishes, and mechanical equipment shall be subject to Table 3, Zone Development Standards for Residential Zones.

See also Section 4-9-1.c.

4-3-3 Setbacks in Lots abutting Residential Zones: In all zones other than Residential Base Zones, Building Setbacks along lot lines that abut Lots in Residential Zones must conform to the landscaping standards set forth in the applicable Zone Development Standards Table.

4-3-4 Rooftop Mechanical Equipment Setback: All rooftop mechanical equipment shall be set back at least 15 feet from all roof edges parallel to Street Lot Lines. Residential rooftop solar panels exempt (max. height 35').

Section 4-4 Height

Maximum heights for structures are listed in the Zone Development Standards Tables. Exceptions to the maximum heights are set forth below.

4-4-1 Projections Allowed: Chimneys, cupolas, flag poles, radio and television antennae, satellite receiving dishes, and other similar items with a width, depth or diameter of five feet or less may rise above the height limit if within five feet above the highest point of the roof. Elevator mechanical equipment may extend up to sixteen (16) feet above the height limit. Other rooftop mechanical equipment which cumulatively covers no more than ten (10) percent of the roof area may extend ten (10) feet above the height limit. Parapet walls may extend ten (10) feet above the height limit.

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- 4-4-2 Architectural Features:** Steeples, spires, clock towers and similar features with a footprint of less than two-hundred (200) square feet are permitted above the height limit, but may not exceed one and one-half (1.5) times the allowable height.

Section 4-5 Floor Area Ratio (FAR)

Intensity of development for non-residential uses is set by the establishment of maximum Floor Area Ratios (FARs). The maximum FAR allowed in each zone is listed in the Zone Development Standards Table. In Residential Zones, intensity of development is based Residential Density as described in Section 5-1-3.a.

Section 4-6 Frontage

All Lots created after the effective date of these Regulations must meet the minimum Frontage requirements listed in the Zone Development Standards Tables. Nonconforming Lots are governed by Section 4-12-5, Nonconforming Lots.

Section 4-7 Coverage

- 4-7-1 Building Coverage:** Maximum building coverage standards apply to principal and accessory buildings, roofed areas including porches, and to areas used for outdoor storage. The maximum building coverage permitted for principal and accessory buildings is listed in the zone development standards tables. In some zones, minimum building coverage standards may also apply. In the case of floating, overlay and other zones, building coverage standards may be set forth in a separate table. See also Section 4-9-1.c.

- 4-7-2 Site Coverage:** In certain cases, a site coverage control is used to regulate the use. Site coverage comprises all buildings and all impervious surfaces on the lot.

Section 4-8 Uses

- 4-8-1 Uses Regulated:** No building or land shall be used or occupied and no structure shall be constructed or altered to be used for any purpose other than a permitted use, including any use lawfully accessory to a permitted use.

4-8-2 Application of Use Regulations:

- a. The allowed uses in each Base Zone are set forth in Table 1, Use Table for Residential Zones or in Table 2, Use Table for Non-Residential Zones.

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- b. Land or structures situated within a Floating, Overlay or Other Zone may be subject to additional standards in addition to the Base Zone Use Regulations.
- c. No land, building or structure shall be used, no building or structure shall be erected, and no existing building or structure shall be moved, added to or altered except in conformity with these Regulations.
- d. Every development must comply with all applicable General and Special Permit Development Standards set forth in these Regulations.

4-8-3 Permitted Uses:

- a. **Principal Permitted Uses:** Uses permitted by right shall be allowed if they comply with all applicable regulations.
- b. **Special Permit Uses:** Special permit uses are allowed if approved through the special permit process, Section 14-4, and if they comply with all Development Standards and other applicable zoning regulations.
- c. **Accessory Uses:** Accessory uses that are accessory to a principal permitted use or special permit use are allowed if such use complies with all applicable conditions stated in these Regulations. See Section 4-3-2.b and Section 4-8-5.b.3.

4-8-4 Prohibited Uses:

- a. **General Prohibition:** Any use not listed in these Regulations or in a zone as a Permitted Use is prohibited. Any use shall be prohibited in the city of Bridgeport if such use does not conform to Section 11-8, General Performance Standards or is detrimental to the general health, safety, and welfare. Any structure or building or any use of any structure, building or land which is injurious, obnoxious, dangerous or a nuisance to the city or to the neighborhood through noise, vibration, concussion, odors, fumes, smoke, gases, dust, harmful fluids or substances, danger of fire or explosion, or other features detrimental to the city or neighborhood health, safety, or welfare.

4-8-5 Use Categories:

- a. **Purpose:** The purpose of this section is to describe the different classifications of uses found in these Regulations, and to provide a systematic basis for assignment of present and future uses to zones.
- b. **Classification of Uses:**
 1. **Standards for Classification:** Uses shall be assigned to the category with the description and listing of uses most closely describing the nature of the principal use.

Zoning regulations provided herein are subject to change without notice. Please visit the City of Bridgeport website to view current zoning regulations.

2. **Developments with Multiple Primary Uses:** When all the principal uses of a development fall within one use category, then the development is assigned to that use category. When the principal uses of a development fall within different use categories, each principal use is classified in the applicable category and is subject to the regulations for that category.
3. **Accessory Uses:** Unless otherwise stated in the Regulations or otherwise indicated in the use tables for each zone: (1) accessory uses are allowed by right in conjunction with a principal use; (2) accessory uses are subject to the same regulations as the principal use; and (3) all principal uses may include parking for residents, customers or employees as an accessory use. Examples of common accessory uses are listed within the use categories, found in Tables 5 and 6. Accessory uses are incidental only to a principal permitted use (also known as a "use by right") or a special permit use. A use may be operated as an accessory use if the use:
 - i. Is clearly incidental and customary to and commonly associated with the operation of the principal permitted use or special permit use;
 - ii. Is operated and maintained under the same ownership or by lessees or concessionaires thereof, and on the same zone lot as the principal permitted use or special permit use;
 - iii. Does not include structures or structural features inconsistent with the principal permitted use or special permit use;
 - iv. Does not include residential occupancy in conjunction with uses other than hotels, motels, tourist homes and like transient housing accommodations, except by owners and employees employed on the premises, and the immediate families of such owners and employees; and
 - v. The maximum total square footage of the accessory use(s), in combination with all other accessory uses located in the principal structure, does not exceed ten (10) percent of the total square footage of all principal uses on the site. This ten (10) percent floor area limitation, however, shall not apply to off-street parking when located in the principal structure.

4-8-6 Tables 5 and 6: Uses Included:

The names of uses in Tables 5 and 6, Use Categories are generic, and similar uses not listed in the "Uses Included" list may also be included in the Use Category, if they are not included in another Use Category. Uses included are based on the common meaning of the terms and not on the name that an owner or operator might give to a use.

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USE SCHEDULE - NON-RESIDENTIAL ZONES
TABLE 2.A

NOTE: For each listed use, refer also to Table 5 and Table 6, Use Classifications.

PRINCIPAL PERMITTED and SPECIAL PERMIT USES	ZONES									
	OR	OR-G	OR-R	I-H	I-L	MU-EM	MU-W	MU-LI	ZP	PDD
OFFICE										
Up to 5,000 sf	P	P	P (1)	P	P	P	P	P	N	P
5,001 to 10,000 sf	P	P	P (1)	SP	SP	SP	P	P	N	P
10,001 to 20,000 sf	SP	P	P (1)	N	SP	SP	P	P	N	P
NOTE: Office use that is accessory to other principal uses on site is not subject to the square footage limits above.										
COMMERCIAL AND RETAIL										
Adult entertainment	N	P (6)	N	P (6)	P (6)	N	N	P (6)	N	N
Commercial parking	SP	SP	SP	N	N	P	P	SP	N	N
Entertainment, recreation trade	SP	SP	SP	SP	SP	SP	P	SP	N	P
Restaurant	SP	SP	SP	SP	SP	SP	P	SP	N	P
Entertainment Live	SP	SP	SP	SP	SP	SP	P	SP	N	P
Major entertainment facility	N	SP	SP	SP	SP	N	N	N	N	N
Marine Craft and Marinas	N	N	N (2)	P	P	N	P	P	N	P
Membership club	P	P	P	P	P	P	P	P	N	P
Outdoor recreation, commercial	N	P	P	N	SP	N	SP	N	N	P
Radio and TV broadcast facility	N	N	SP	N	N	N	SP	P	N	N
Retail trade:										
General sales & services, non-automotive:										
Up to 10,000 sf	P	P	P	SP	SP	SP	P	P	N	P
10,001 sf and above	SP	SP	SP	SP	SP	SP	P	P	N	P
Automotive sales and service	N	SP	SP	P	P	N	N	P	N	N
Marine craft: sales, leasing, service, upland storage	N	N	SP	P	P	N	SP	P	N	P
Short-term lodging	N	SP	SP	N	N	SP	P	SP	N	N
Vehicle repair facility	N	SP	SP	P	P	N	N	SP	N	N
Vehicle service facility	N	SP	SP	P	P	N	N	P	N	P
Wholesale trade	N	SP	P	P	P	N	N	P	N	N
INSTITUTIONAL, PUBLIC AND QUASI-PUBLIC										
College and university	N	SP	SP	N	N	P	N	N	N	N
Communication facility or use	N	N	N	P	P	N	N	P	N	P
Community facility	P	P	P	N	N	P	P	N	N	P
Day care center	P	P	P	N	N	P	P	SP	N	N
Detention facility	N	N	SP	P	SP	N	N	N	N	N
Medical center	N	SP	SP	N	N	P	N	N	N	N
Museum	N	N	N	N	N	N	SP	P	P	P
Park and open area	P	P	P	N	N	P	P	P	P	N
Passenger terminal	N	N	SP	SP	SP	N	SP	P (7)	N	N
Public facility and service, government-owned	P	P	P	N	N	N	P	P	N	N
Public safety and emergency service	P	P	P	P	P	P	P	P	N	P
Rail line and utility corridor	SP	P	P	N	N	P	N	P	N	N
Railroad yard	N	N	N	N	N	N	N	N	N	N
Religious institution; house of worship	SP	P	P	N	N	P	N	SP	N	N
School	P	P	P	N	N	P	N	N	N	N
Social service provider	SP	SP	SP	N	N	SP	N	SP	N	N
Transportation	N	N	N	P	P	N	N	N	N	P
Utility services	P	P	P	P	P	P	SP	P	N	N

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USE SCHEDULE - NON-RESIDENTIAL ZONES (continued)
TABLE 2.A

NOTE:

For each listed use, refer also to Table 5 and Table 6, Use Classifications.
For I-H and I-L zones, industrial uses are further specified as high or low impact.
See Table 6.3.7, Industrial Use Classification: High Impact and Low Impact Uses.

PRINCIPAL PERMITTED and SPECIAL PERMIT USES	ZONES											
	OR	OR-G	OR-R	I-H	I-L	MU-EM	MU-W	MU-LI	ZP	PDD		
INDUSTRIAL												
Agriculture/Farming	SP	SP	SP	P	P	SP	SP	P	SP	N		
Industry	N	N	N	N	N	N	N	N (3)	N	N	P	
Industrial service	N	N	N	P	SP	N	N	P	N	N		
Manufacturing/Processing												
High impact	N	N	N	SP	SP	N	N	N	N	N	N	
Low impact	N	N	N	SP	SP	N	N	P	N	N		
Resource production/extraction												
High impact	N	N	N	SP	N	N	N	N	N	N	N	
Low impact	N	N	N	SP	SP	N	N	N	N	N	N	
Warehousing/freight storage												
High impact	N	N	N	P	SP	N	N	P	N	N		
Low impact	N	N	N	P	SP	N	N	P	N	N		
Waste-processing and transfer												
High impact	N	N	N	N	N	N	N	N	N	N	N	
Low impact	N	N	N	SP	SP	N	N	N	N	N	N	
Use with heavy trucks or equipment	N	N	SP (4)	N	N	N	N	N	N	N	N	
RESIDENTIAL												
Group living	SP	SP	SP	N	N	SP	N	N	N	N	n.a.	
Household living	P (5, 8)	P (5, 8)	P (5, 8)	N	N	P	P	SP(5)	N	N	P	
ACCESSORY												
Customary accessory uses	A	A	A	A	A	A	A	A	A	A	A	
Food service establishment for staff	A	A	A	A	A	A	A	A	A	A	A	

NOTES:

- 1 Retail shall be required on the ground floor of all primary frontages, not to the exclusion of lobbies and entrances.
- 2 If property abuts waterfront, a marina may be allowed by special permit.
- 3 Water-dependent uses shall be allowed, along with their upland support (such as restrooms, parking, and marine retail.)
- 4 Heavy truck or equipment use requires a special permit.
- 5 One- and two-family structures are not allowed. Upper floor residential units and multi-family structures are allowed.
- 6 Subject to Site Plan Review.
- 7 Only permitted on a property with direct water front access within and along Bridgeport Harbor. The Site Plan for any such facility shall include a suitable location for public or private water taxi service and reasonable public access.
- 8 Subject to 4-10-2

KEY: P Principal permitted use N Use is prohibited SP Special Permit Use A Accessory

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ZONE DEVELOPMENT STANDARDS FOR NON-RESIDENTIAL ZONES									
TABLE 4.A									
DEVELOPMENT STANDARDS	OR	OR-G	OR-R	I-H	I-L	MU-EM	MU-W	MU-LI	ZP
LOT									
Lot area, minimum	5,000 sf	10,000 sf	10,000 sf	n.a.	n.a.	5,000 sf	10 acres	n.a.	40 acres
Frontage, minimum	35 ft	60 ft	60 ft	none	25 ft	60 ft	200 ft	35 ft	n.a.
Floor area ratio, maximum	0.75	1.0	2.0	n.a.	n.a.	1.0 (Note 11)	n.a.	n.a.	n.a.
Principal building size, maximum	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	50,000 sf
PRINCIPAL BUILDING SETBACK									
Front lot line, minimum from	10 ft	10 ft	10 ft	n.a.	n.a.	n.a.	15 ft	n.a.	n.a.
Street lot line, minimum from	10 ft	10 ft	n.a.	5 ft	15 ft	0	n.a.	0 ft or prevailing setback	50 ft
Maximum setback	n.a.	30 ft (1)	n.a.	n.a.	n.a.	10 ft	n.a.	10 ft or prevailing setback	n.a.
Side lot line, minimum from	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Rear lot line, minimum from	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	20% of lot depth	n.a.	n.a.
Not to exceed	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	20 ft	n.a.	n.a.
Minimum setback from:									
Other heavy industrial use	n.a.	n.a.	n.a.	10 ft	10 ft	n.a.	n.a.	n.a.	n.a.
Other use	n.a.	n.a.	n.a.	0	0	n.a.	n.a.	n.a.	n.a.
From lot line abutting an R-zoned lot		10 ft	10 ft	15 ft	15 ft	n.a.	n.a.	n.a.	n.a.
Side	10 ft	n.a.	n.a.	n.a.	n.a.	10 ft	n.a.	10 ft	50 ft
Rear	15 ft	n.a.	n.a.	n.a.	n.a.	15 ft	n.a.	15 ft	50 ft
From lot line abutting an MU, OR or I-zoned lot	0	0	0	0	0	0	n.a.	n.a.	n.a.
Corner lot yards	Note 2	Note 2	Note 2	Note 2	Note 2	Note 2	Note 2	Note 2	n.a.
Mean high water, minimum from	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	30 ft (3)	Note 3	n.a.
ACCESSORY STRUCTURE SETBACK									
Setbacks	Note 9	Note 9	Note 9	Note 9	Note 9	Note 9	Note 9	Note 9	Note 9
COVERAGE									
Building coverage, maximum	65%	50%	50%	100%	85%	50%	70%	65%	65%
Site coverage, maximum	85%	85%	85%	None	85%	85%	85%	85%	85%
LANDSCAPED AREA									
Minimum	15%	15%	15%	None	15%	15%	15%	15%	15%
In setbacks abutting an R-zoned lot, minimum	5 ft deep at L3 (4)	5 ft deep at L3 (4)	5 ft deep at L3 (4)	10 ft deep at lot line at L4 (4)	10 ft deep at L4	5 ft deep at L3 (4)	5 ft deep at L3 (4)	10 ft deep at L4 (4)	50 ft deep at L3 (4)
HEIGHT									
Principal Building									
Maximum for principal building	35 ft	35 ft	45 ft	75 ft	75 ft	45 ft	50 stories or 500 ft	35 ft (Note 12)	3 stories or 35 ft (6)
Projections and features	Note 5	Note 5	Note 5	Note 5	Note 5	Note 5	Note 5	Note 5	Note 5
Accessory Structure									
Height, maximum	Note 7	Note 7	Note 7	Note 7	Note 7	Note 7	Note 7	Note 7	Note 7
Floor area, gross maximum	Note 8	Note 8	Note 8	Note 8	Note 8	Note 8	Note 8	Note 8	Note 8
PUBLIC ACCESS EASEMENT									
	Note 10	Note 10	Note 10	Note 10	Note 10	Note 10	Note 10	Note 10	Note 10

NOTES:

- 1 No maximum building setback from a street lot line shall be required for any parcel of land bounded on three or more sides by city streets and owned by a city or government agency.
- 2 On a corner lot in any zone, there shall be two front yards and two side yards.
- 3 The minimum setback from mean high water shall be thirty (30) feet except for buildings supporting water-dependent uses that may require location immediately adjacent to the water.
- 4 See Section 11-3, Landscaping and Screening.
- 5 See Section 4-4, Height.
- 6 Buildings proposed for more than three (3) stories shall require a special permit.
- 7 Any accessory structure with a flat or rounded roof shall be no higher at its highest point than twelve (12) feet and any accessory structure with a pitched roof shall be no higher than fifteen (15) feet, measured from the average level of the ground along all walls of the structure. In I-H and I-L zones, the maximum height for any accessory structure shall not exceed one-third (1/3) of the maximum height for principal structures in that zone.
- 8 See Section 4-9, Accessory Structures.
- 9 Setbacks for accessory structures shall be the same as setbacks for principal structures.
- 10 A public access easement may be required on any non-residential property abutting a waterway. In such a case, a dedicated open space area shall be established from the top of the embankment and for twenty (20) feet inland.
- 11 Parking garages shall be exempt from the Floor Area Ratio (FAR) requirement and shall not be included in the calculation of the Gross Floor Area in the MU-EM Zone
- 12 Maximum height for a passenger terminal shall be 60 Ft.

Zoning regulations provided herein are subject to change without notice. Please visit the City of Bridgeport website to view current zoning regulations.