

Freestanding Industrial Building for Sale or Lease

Minutes to Route 25 / 8 Connector

135 East Washington Avenue
Bridgeport, Connecticut 06605



For Sale at \$1,500,000 or for Lease at \$8.00/SF NNN

- ▶ 13,179 SF Free-Standing Industrial Building for Sale or Lease Minutes to the Route 8/25 Connector in Bridgeport, CT.
- ▶ Situated on 2.01 acres along the Pequonnock River, this industrial building has clear span construction with a 16.5' ceiling height and skylights in the warehouse, three drive-in doors, approximately 640 SF of office space, two restrooms, and a detached utility storage shed.
- ▶ Located on a fully-fenced lot in a Mixed Use-Light Industrial (MU-LI) Zone. Near United Rentals, Bridgeport City Hall, Holiday Inn, the Downtown Cabaret Theater, restaurants, and retail stores.
- ▶ One mile to Steelpoint Harbor and the new Dockmaster building.
- ▶ Minutes to Route 8 / 25 Connector, Route 1, and the Bridgeport Metro-North Train Station, one mile from I-95 (Exit 28), and 4.3 miles from the Merritt Parkway (Exit 49S).

Broker: Jon Angel
President
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Near United Rentals, Bridgeport City Hall, Holiday Inn, the Downtown Cabaret Theater, restaurants, and retail stores. One mile to Steelpoint Harbor and the new Dockmaster building.

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The Site

Space Available:	13,179 SF
Total Building Size:	13,179 SF
Land:	2.01 acres
Real Estate Taxes:	\$26,016.99 (2019)
Zoning:	Mixed Use-Light Industrial (MU-LI)
Year Built:	1979
Construction:	Concrete / Cinder Block
Stories:	One
Tenancy:	Single

Features

Parking:	Abundant
Ceiling Height:	16.5'
Loading:	Three Drive-In Doors (One 12' W x 14' H, One 10' W x 12' H, One 8' W x 10' H)
Amenities:	Fenced Lot, Two Restrooms, Skylights in Warehouse, Utility Storage Shed

Utilities

Water/Sewer:	City/City
A/C:	Office Area Only
Heating:	Gas
Power:	1,600 Amps, 400 Volts

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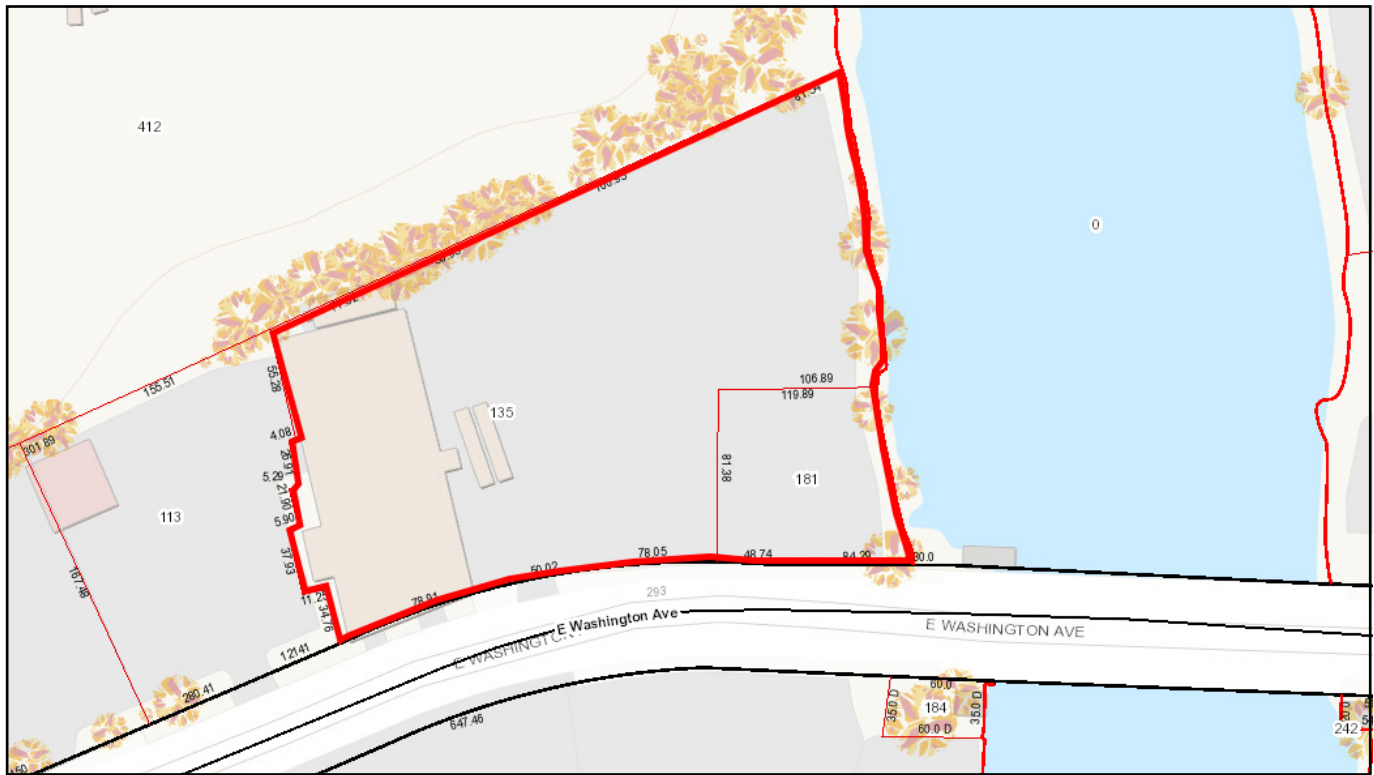


For Sale or Lease

Parcel Map

135 East Washington Avenue

Bridgeport, Connecticut 06605



2.01 Acres
339 Linear Feet of Frontage
on East Washington Avenue

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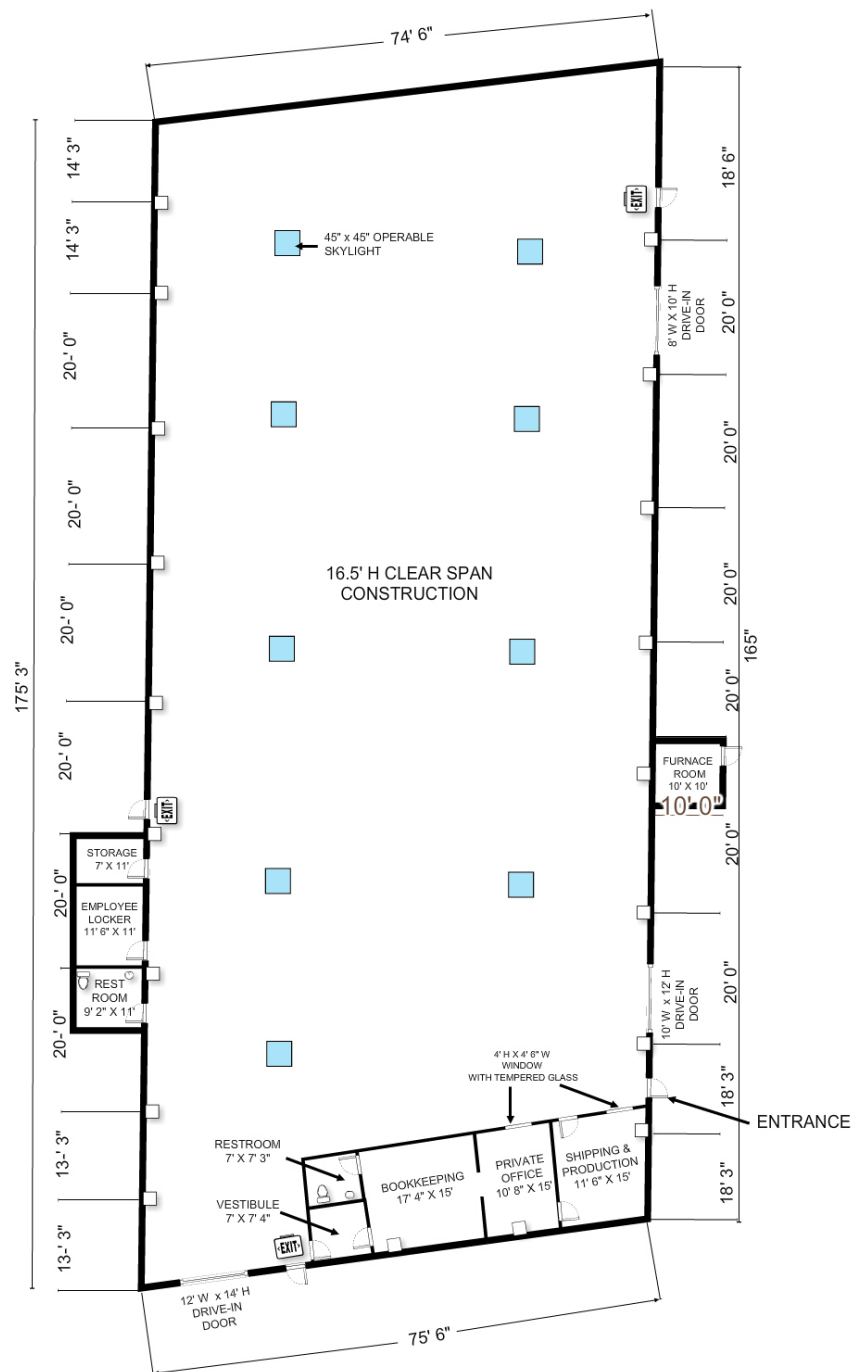


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No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

Floor Plan - NOT TO SCALE

Bridgeport, Connecticut 06605



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For Sale or Lease

Location Map

135 East Washington Avenue

Bridgeport, Connecticut 06605



Near United Rentals, Bridgeport City Hall, Holiday Inn, the Downtown Cabaret Theater, restaurants, and retail stores.

One mile to Steelpoint Harbor and the new Dockmaster building.

Minutes to Route 8 / 25 Connector.
0.7 miles to the Bridgeport Metro-North Train Station,
one mile from I-95 (Exit 28), and
4.3 miles from the Merritt Parkway (Exit 49S).

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For Sale or Lease

Photo Gallery

135 East Washington Avenue

Bridgeport, Connecticut 06605



13,179 SF OF INDUSTRIAL BUILDING



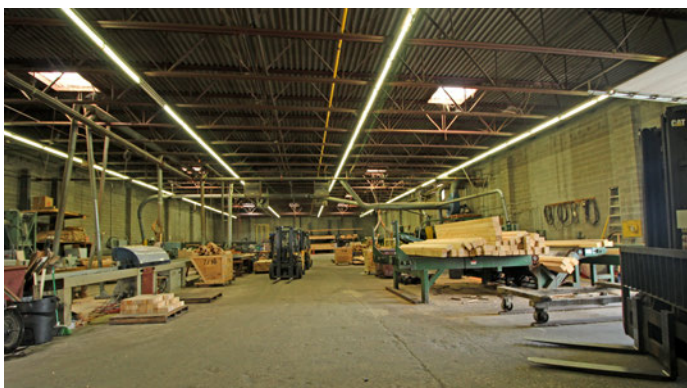
FENCED LOT ON 2.01 ACRES



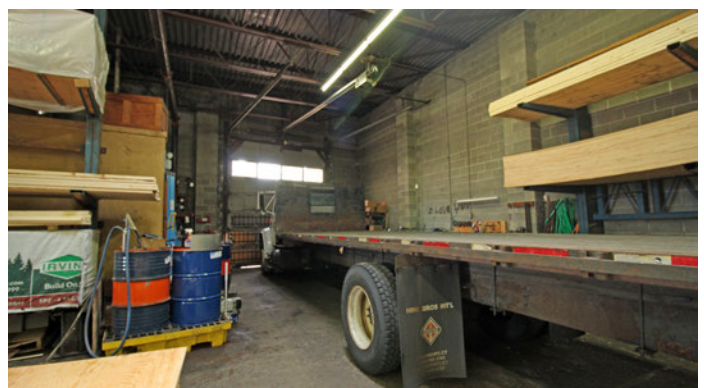
ENTRANCE TO OFFICE AREA



APPROX. 640 SF OF OFFICE SPACE



16.5' HIGH CLEAR SPAN CONSTRUCTION



THREE DRIVE-IN DOORS

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Bridgeport, CT – Mixed Use-Light Industrial (MU-LI)

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

ARTICLE 8 MIXED USE ZONES

Section 8-1 Mixed Use Base Zones

- 8-1-1 Purpose:** The mixed use base zones established by these regulations are Mixed Use Educational/Medical (MU-EM) Zone and Mixed Use Light Industrial (MU-LI) Zone. Others may be created from time to time by the Planning & Zoning Commission. The mixed use zones are intended to preserve and encourage the development of certain areas of Bridgeport with a mixture of compatible land uses. The regulations are intended to promote a balanced combination of these uses to create dynamic urban neighborhoods that enhance the economic vitality and livability of the city.
- 8-1-2 Use Regulations:** Use regulations for the mixed use base zones are set forth in Table 2, Use Table for Non-Residential Zones.
- 8-1-3 Zone Development Standards:** Zone development standards for all mixed use zones are set forth in Table 4, Zone Development Standards for Non-Residential Zones.

Section 8-2 Mixed Use Educational/Medical Zone (MU-EM)

- 8-2-1 Purpose:** The Mixed Use Educational/Medical (MU-EM) Zone is intended to allow controlled expansion of major educational and medical institutions and related uses, while discouraging displacement of existing residents. Restrictions on the size and type of nonresidential uses are intended to discourage demolition of residences and to retain the existing scale of areas with major institutions.
- 8-2-2 Use Regulations:** Use regulations for the Mixed Use Base Zones are set forth in Table 2, Use Table for Non-Residential Zones. As needed, use categories are presented in Table 6, Use Categories for Non-Residential Zones.
- 8-2-3 Zone Development Standards:** Zone Development Standards for all Mixed Use Zones are set forth in Table 4, Zone Development Standards for Non-Residential Zones. Additional standards may be set forth as needed in other tables.

Section 8-3 Mixed Use Light Industrial (MU-LI)

- 8-3-1 Purpose:** The Mixed Use Light Industrial (MU-LI) zone is intended to allow a mix of commercial, office, retail, and light industrial uses within areas that have compatible industrial uses or have the potential for such.
- 8-3-2 Use Regulations:** Use regulations for the Mixed Use Base Zones are set forth in Table 2, Use Table for Non-Residential Zones. As needed, use categories are presented in Table 6, Use Categories for Non-Residential Zones.
- 8-3-3 Zone Development Standards:** Zone Development Standards for all Mixed Use Zones are set forth in Table 4, Zone Development Standards for Non-Residential Zones. Additional standards may be set forth as needed in other tables.

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Section 8-4 Mixed Use Waterfront (MU-W)

8-4-1 Purpose: The intent of the Mixed Use Waterfront Zone (MU-W) is to enable owners of large contiguous undeveloped or underdeveloped properties bordering Long Island Sound or Bridgeport Harbor to develop those properties with a mixture of residential, commercial, and entertainment uses. A key factor of this district is the degree of flexibility accorded to the developer, the goal of which is to foster large-scale developments responsive to the market place and beneficial to the city. The regulations are designed to encourage developments that contain residential and commercial use in one building or complex of buildings, on a qualifying parcel. This zone is intended to allow increased density of residential use in high-rise buildings, with access to Long Island Sound or to Bridgeport Harbor, to provide new housing opportunities in the city, together with non-residential use providing for locally oriented retail, service and office uses, to encourage water related or water dependent uses, as separate uses or as are accessory to a residential use, and to support bus transit.

8-4-2 Establishment of a Mixed Use Waterfront Zone:**a. Eligible Property:** Eligible Property means:

1. One or more parcels of land constituting a contiguous tract of real property that is ten (10) acres or more in area, which tract does not include any land designated as R-AA, R-A, RB or RBB. For the purposes of this Section 9-3-2, a property is deemed a contiguous tract of real property even if it is divided by public or private roads or rights-of-way located in the city and even if one or more parcels within such tract are at the time of application owned by, or are proposed to be owned by, a governmental agency or authority;
2. The tract shall abut a principal street, such as Park Avenue, Main Street, State Street, etc.; and
3. The tract shall border Long Island Sound, Black Rock Harbor, Cedar Creek or Bridgeport Harbor south of Stratford Avenue for a distance of at least five hundred (500) feet and such proposed uses must include a water-dependent use component.

b. Eligible Applicant: An applicant is defined as a party, its heirs, administrators, successors and assigns whose interest in the designated area is as a property owner(s) or the holders of options or agreements to acquire said property.

c. Application: An eligible applicant shall make application to the Planning and Zoning Commission of the City to have the zone designation of the eligible property re-zoned as a Mixed Use Waterfront Zone.

d. Re-Zone Required:

1. In order to establish a Mixed Use Waterfront Zone, the applicant must demonstrate to the Planning and Zoning Commission that:

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- i. The infrastructure surrounding the proposed Mixed Use Waterfront Zone is sufficient or would be made sufficient to accommodate the long-term development proposed in the Zone;
- ii. The contemplated overall development of the site cannot be achieved under any of the other existing zone designations in the city; and
- iii. The contemplated MU-W is consistent with the objectives and policies of the Master Plan in effect at the time of the submittal of the MU-W application.

8-4-3 MU-W Procedure: The approval of MU-W designation for an Eligible Property requires the following procedure:

- a. Submission of MU-W application,
- b. Public hearing by the Planning and Zoning Commission on the MU-W application, and
- c. Decision by the Planning and Zoning Commission on the request to re-zone the Eligible Property to MU-W.

8-4-4 General Development Plan:

- a. The intent of the MU-W District is to enable owners of properties in that district to develop those properties in accordance with a comprehensive plan, to be known as a General Development Plan (GDP), and in accordance with a Detailed Development Plan(s) (DDP). A key factor of this district is the degree of flexibility accorded to the developer, the goal of which is to foster the large-scale developments responsive to the marketplace and beneficial to the city.
- b. The procedures for GDP and DDP review and approval are set out in Section 14-5 and Section 14-6 respectively.

8-4-5 Other Permits: Approval of a MU-W Zone designation by the Planning and Zoning Commission does not imply or grant acceptance of any other permits or approvals required by the project from the Commission or any other entity. All projects covered by the MU-W designation shall be responsible for obtaining any and all necessary permits and approvals from Inland Wetlands and Watercourses, Coastal Area Management (CAM) (including but not limited to Storm Water Discharge Permits), Bridgeport Redevelopment Agency, Port Authority, Harbor Management, City Council, State, and/or Federal entities, and any and all other approvals as may be required or necessary. All residential improvements within the MU-W must comply with all Federal, State and local laws, rules and regulations regarding construction within flood hazard areas and flood zones.

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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

CONTINUED ON NEXT PAGE

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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 (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
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
Low impact	N	N	N	SP	SP	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
Low impact	N	N	N	SP	SP	N	N	N	N	N
Use with heavy trucks or equipment	N	N	SP (4)	N	N	N	N	N	N	N
RESIDENTIAL										
Group living	SP	SP	SP	N	N	SP	N	N	N	n.a.
Household living	P (5, 8)	P (5, 8)	P (5, 8)	N	N	P	P	SP(5)	N	P
ACCESSORY										
Customary accessory uses	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

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

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

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	10 ft	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.

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