

Light Industrial Property For Sale

1859 Commerce Drive (AKA State Street Extension)

Bridgeport, Connecticut 06605



For Sale at \$1,800,000.00

- ▶ Situated on .67 acres across from the intersection of Commerce Drive (AKA State Street Extension) and Ash Street with visibility from I-95.
- ▶ 23,652 SF building features two drive-in doors with four interior loading docks, and one external loading platform.
- ▶ 23,382 SF of warehouse space, 1,270 SF of office space and a 5,525 SF mezzanine.
- ▶ Ceiling height is 18.5' in the warehouse and 8' in the mezzanine.
- ▶ Separate 24' x 26' cooler and freezer.
- ▶ Conveniently located and easily accessible. 1/8th of a mile from the I-95 entrance ramp (Exit 25), 1.7 miles to the Route 8 / 25 Connector, and 4.6 miles to the Merritt Parkway. Just 1.3 miles to the Fairfield Metro Train Station and 2.3 miles to the Bridgeport Amtrak Train Station.

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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Fact Sheet	3
A2 Survey	4
Floor Plan – First Floor	5
Floor Plan – Mezzanine	6
Location Map	7
Photo Gallery	8
Zoning Regulations	9

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Light Industrial Property for Sale in Bridgeport, CT, with Visibility from I-95. Situated on .67 acres across from the intersection of Ash Street and Commerce Drive (AKA State Street Extension), the 23,652 SF building features two drive-in doors with four interior loading docks, and two external loading docks. The building is currently configured with 23,382 SF of warehouse space, 1,270 SF of office space and a 5,525 SF mezzanine. The ceiling height is 18.5' in the warehouse and 8' in the mezzanine. The warehouse features separate 24' x 26' cooler and freezer.

Conveniently located and easily accessible, the property is 1/8th of a mile from the I-95 entrance ramp (Exit 25), 1.7 miles to the Route 8 / 25 Connector, and 4.6 miles to the Merritt Parkway. Just 1.3 miles to the Fairfield Metro Train Station and 2.3 miles to the Bridgeport Amtrak Train Station.

The Site

Space Available:	23,652 SF
Building Type:	Industrial
Total Building Size:	23,652 SF
Land:	.67 acres
Real Estate Taxes:	\$32,040.82 (2021)
Zoning:	ILI
Year Built:	1955
Construction:	Concrete / Cinder Block / Gypsum Roof Deck
Stories:	One Story Plus Mezzanine
Column Spacing:	26' x 39'

Features

Parking:	12 cars
Ceiling Height:	18.5'
Loading:	2 Drive-in doors 4 Interior 8' X 8' docks Two external loading docks
Amenities:	Wet sprinklers Cooler & Freezer Basement Storage Three Restrooms

Utilities

Water/Sewer:	City/City
Heating:	Gas
Power:	200 amp, 220 volts, 3 phase

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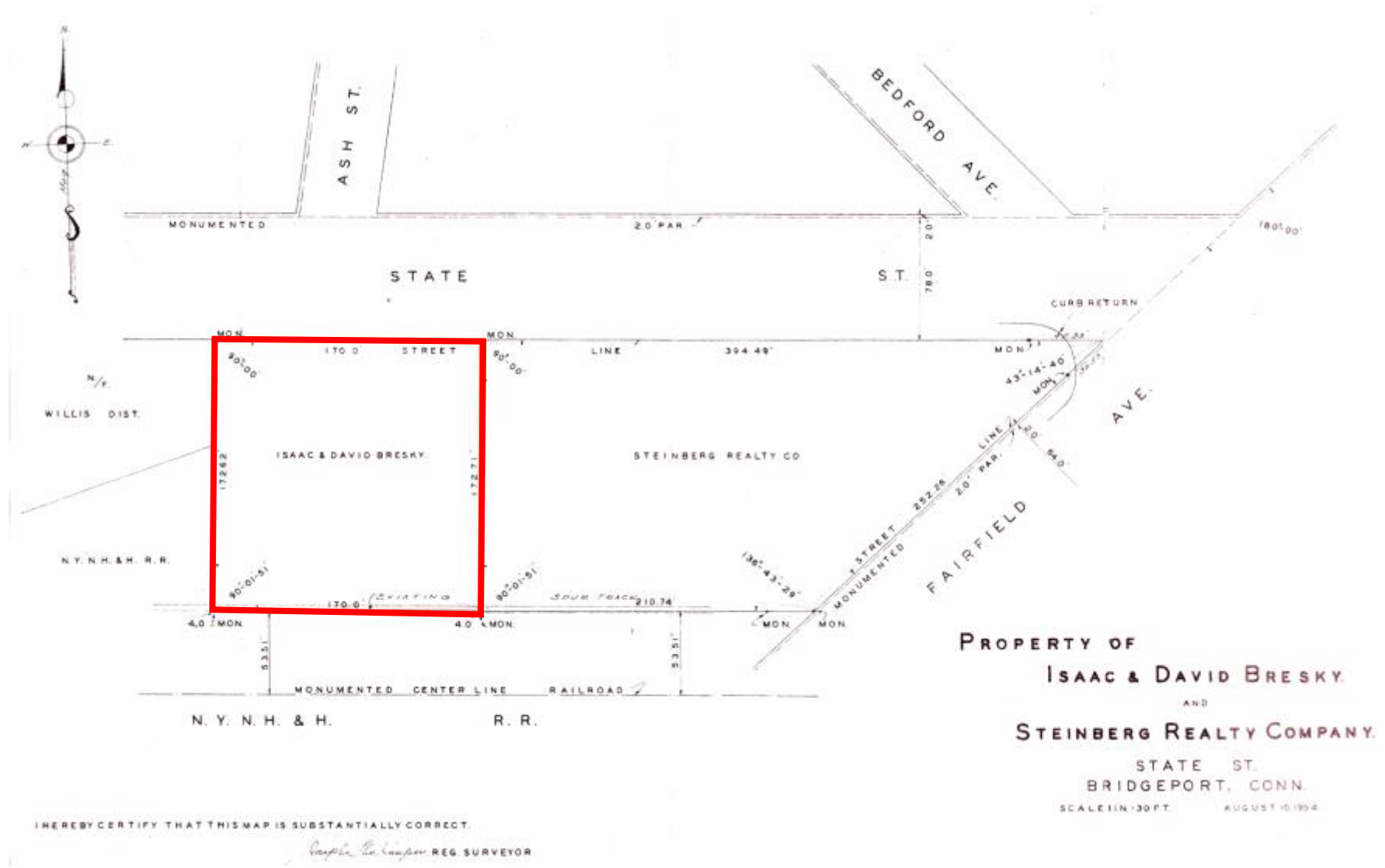


For Sale

A2 Survey

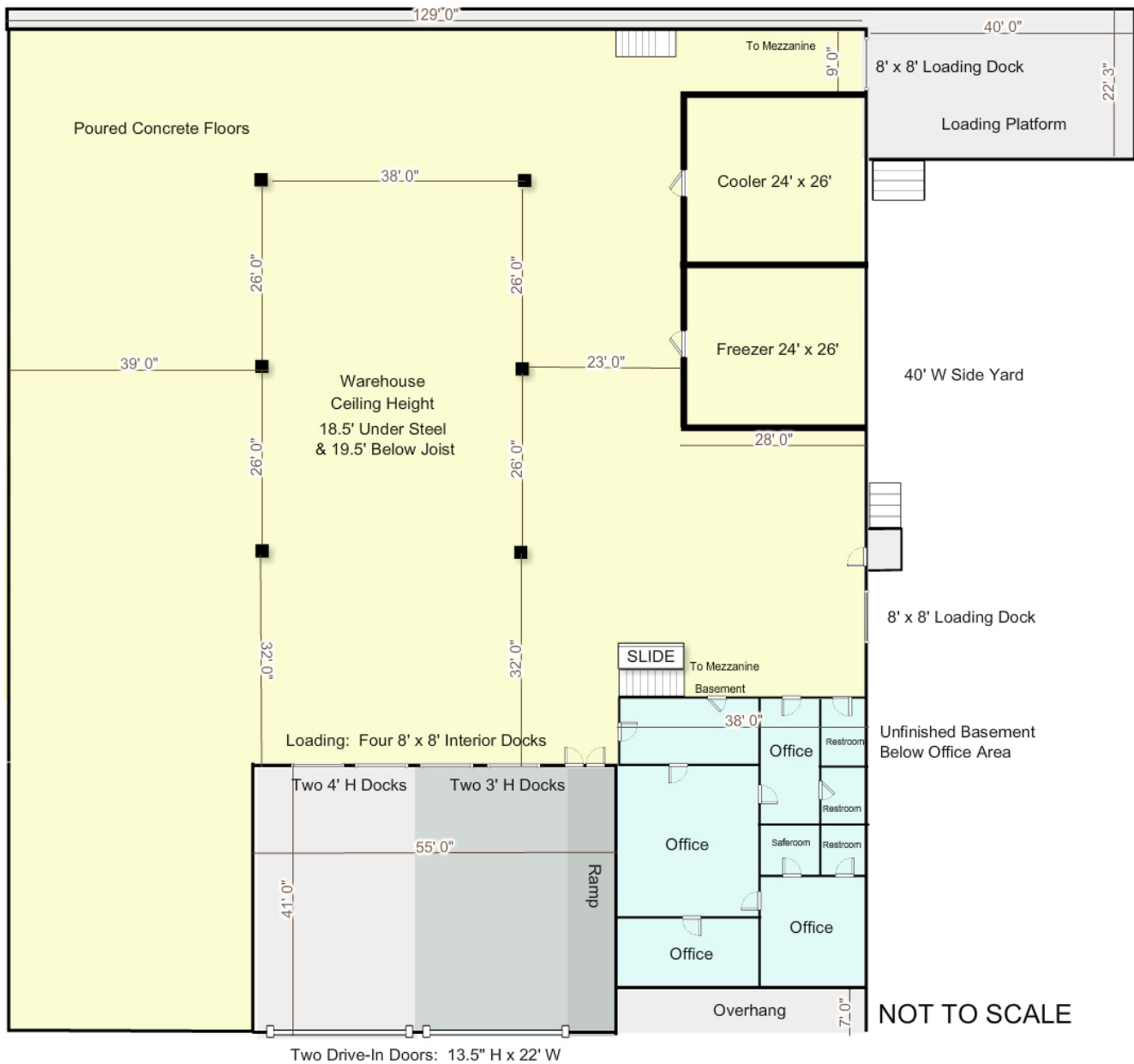
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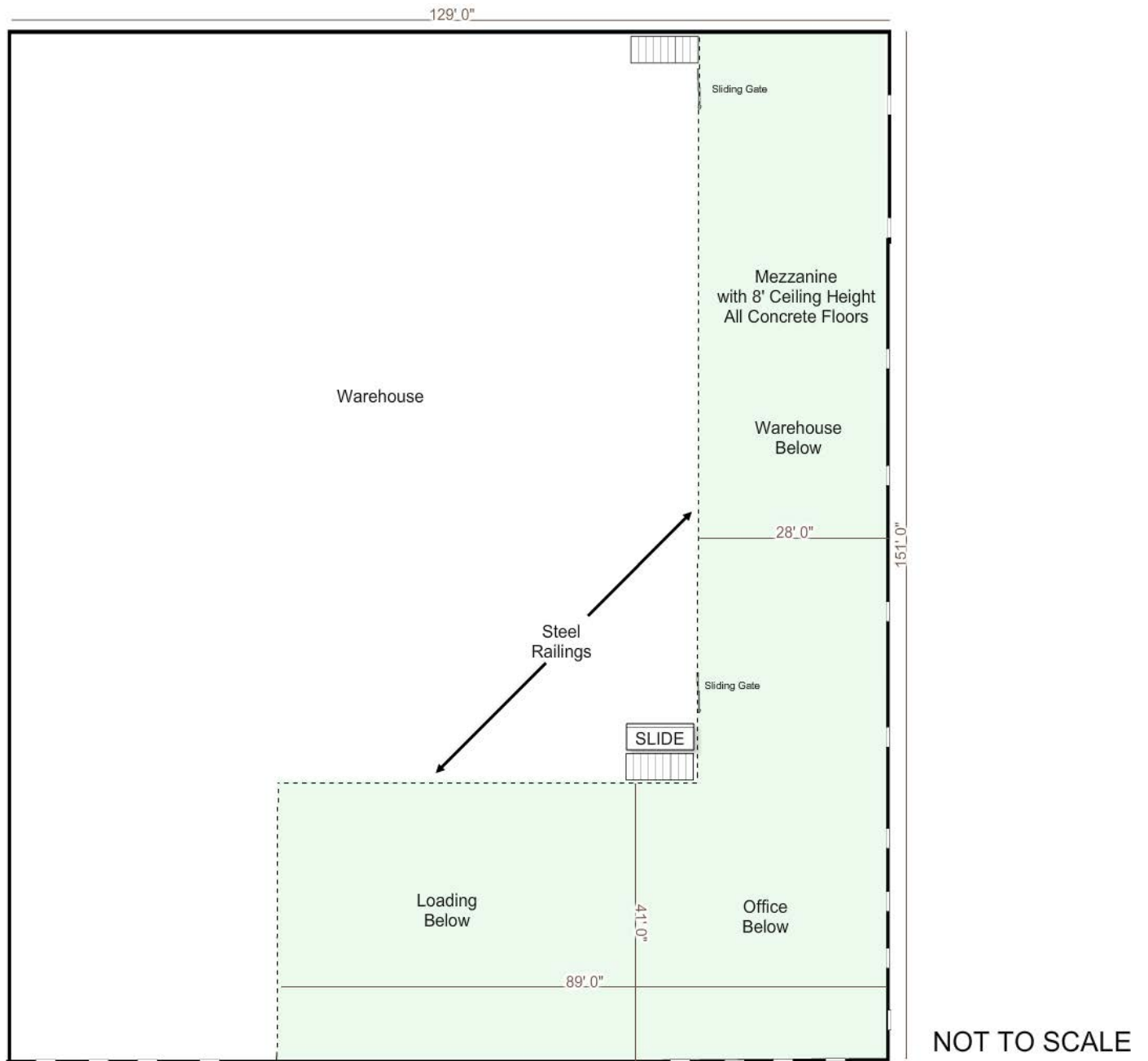
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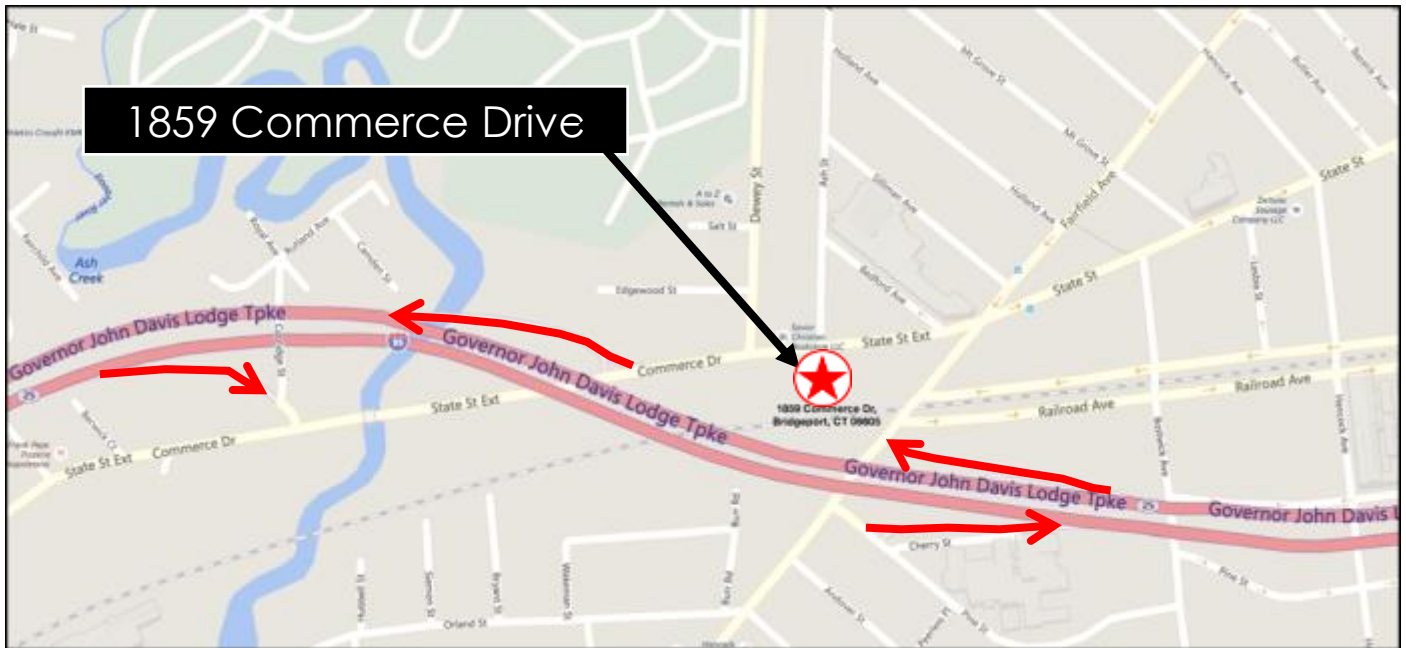
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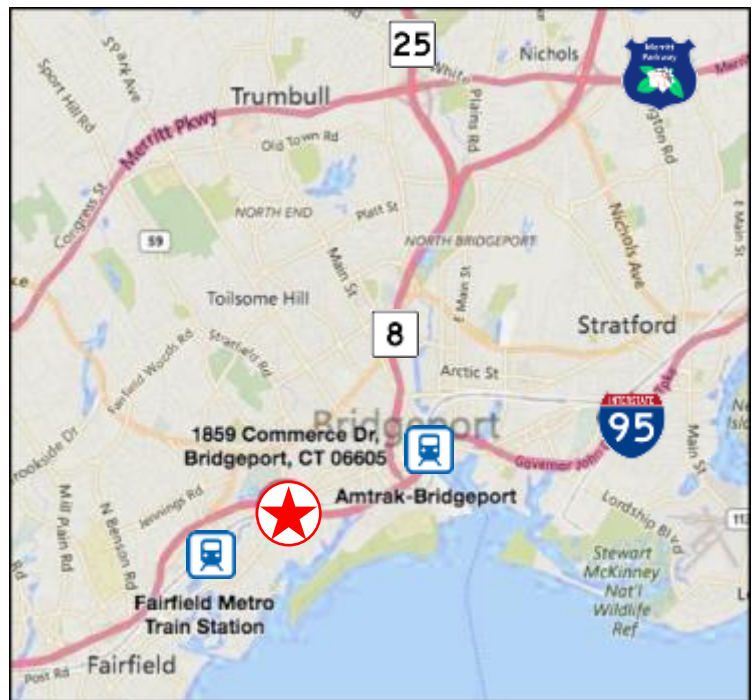
1859 Commerce Drive

Location Map

Bridgeport, Connecticut 06605



- Visible from I-95
- 1/8th of a mile from the I-95 entrance ramp (Exit 25)
- 1.7 miles to the Route 8 / 25 Connector
- 4.6 miles to the Merritt Parkway
- 1.3 miles to the Fairfield Metro Train Station
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For Sale

Photo Gallery

1859 Commerce Drive

Bridgeport, Connecticut 06605



VISIBLE FROM I-95



WAREHOUSE SPACE WITH 18.5' CEILING HEIGHT



MEZZANINE WITH 8' CEILING HEIGHT



LOADING PLATFORM



TWO INTERIOR DOCKS AT 4'



TWO INTERIOR DOCKS AT 3'

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Bridgeport, CT – Industrial Light (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.

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

Uses Allowed, Subject to Performance Standards and Site Plan Review

Heating, plumbing or electrical contractors with no outdoor storage

Electric motor repair

Exterminators

Furniture stripping and refinishing

Janitorial and building maintenance services

Laundry, dry-cleaning, and carpet cleaning facilities

Machine shops

Photofinishing laboratories, printing, publishing, commercial art and reproduction services

Research and development laboratories

Tool and die manufacturing and repair

Vehicle repair facility, (light and heavy truck servicing and repair)

Welding shops

Accessory Uses

Offices, storage, rail spur or lead lines, and docks.

Manufacturing and Processing. Uses that involve the manufacturing, processing, fabrication, packaging, or assembly of goods. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on-site, but if so, they are a subordinate part of sales.

Exceptions: Manufacture of consumer goods to be sold primarily on-site and to the general public is classified as Retail Sales and Services. Manufacture and production of products from composting organic material are classified as Waste Processing and Transfer.

Uses Allowed, Subject to Performance Standards and Site Plan Review

Apparel and textiles manufacturing

Artwork, jewelry and toy production

Breweries, distilleries, and wineries

Food and related products manufacturing

Furniture and fixtures manufacturing; woodworking, including cabinetry

Movie production facilities

Printing and publishing

Sign making

Woodworking, including cabinetry

Accessory Uses

Offices, cafeterias, employee recreational facilities, warehouses, rail spur or lead lines, docks, repair facilities, truck fleet maintenance and parking areas, and caretakers' quarters.

Resource Production and Extraction. Uses that involve agricultural production, and commercial fishing.

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Uses Allowed, Subject to Performance Standards and Site Plan Review

Commercial fishing

Accessory Uses

Offices, storage, rail spur or lead lines and docks.

Warehouse and Freight Handling. Uses that involve the storage or movement of goods. Goods are generally delivered to other firms or the final consumer. There is little on-site sales activity with the customer present. In MU-I zones, uses shall involve storage only and not the movement of goods.

Exception: Uses that involve the transfer or storage of solid or liquid wastes are classified as Waste Processing and Transfer uses.

Uses Allowed, Subject to Performance Standards and Site Plan Review

Cold storage plants, including frozen food lockers

Self-service storage facilities

Accessory Uses

Offices, truck fleet parking and maintenance areas, rail spur or lead lines, and docks

6.3.3 Manufacturing and Processing

Uses that involve the manufacturing, processing, fabrication, packaging, or assembly of goods. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on-site, but if so, they are a subordinate part of sales.

Exceptions: Manufacture of consumer goods to be sold primarily on-site and to the general public is classified as Retail Sales and Services. Manufacture and production of products from composting organic material are classified as Waste Processing and Transfer.

Uses

Apparel and textiles manufacturing

Artwork, jewelry and toy production

Breweries, distilleries, and wineries

Chemicals, rubber, leather, clay, bone, plastic, stone, and glass materials manufacturing

Concrete batching

Energy production

Food and related products manufacturing

Furniture and fixtures manufacturing

Lumber and wood products manufacturing

Metal and metal products manufacturing, including enameling and galvanizing

Machinery and electrical equipment manufacturing

Mobile homes, automobiles and prefabricated structures manufacturing

Movie production facilities

Mulching operations

Paper and related products manufacturing

Printing and publishing

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

Rock crushing and screening
 Ship and barge building
 Sign making
 Wood-splitting
 Woodworking, including cabinetry

Accessory Uses

Offices, cafeterias, employee recreational facilities, warehouses, storage yards, rail spur or lead lines, docks, repair facilities, truck fleet maintenance and parking areas, and caretakers' quarters.

6.3.4 Resource Production and Extraction

Uses that involve commercial fishing, mining, quarrying, mineral extraction, excavation and/or removal of sand, gravel, and stone, and/or construction of ponds, or lakes.

Uses

Commercial fishing
 Mariculture
 Mining
 Quarrying
 Production or extraction of mineral products

Accessory Uses

Offices, storage, rail spur or lead lines and docks.

6.3.5 Warehouse and Freight Handling

Uses that involve the storage or movement of goods. Goods are generally delivered to other firms or the final consumer. There is little on-site sales activity with the customer present.

Exception: Uses that involve the transfer or storage of solid or liquid wastes are classified as Waste Processing and Transfer uses.

Uses

Bus barns or yards
 Cold storage plants, including frozen food lockers
 Empty dumpster storage
 Freight storage
 Grain terminals
 Household moving storage
 Major post offices
 Mini-warehousing and self-service storage facilities
 Parcel services
 Sand and gravel storage
 Taxi yards
 Truck, marine, and air freight terminals
 Warehouses used by retail stores
 Weapons and ammunition storage
 Wholesale distribution centers

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

Accessory Uses

Offices, truck fleet parking and maintenance areas, rail spur or lead lines, docks, and repackaging of goods.

6.3.6 Waste Processing and Transfer

Uses that receive solid or liquid wastes from others for disposal, storage or treatment on-site or for transfer to another location; uses that collect sanitary wastes; uses that treat contaminated materials; uses that process materials for recycling; and uses that manufacture or produce goods or energy from the composting of organic material.

Uses

Energy recovery plants
 Portable sanitary collection equipment storage and pumping
 Recycling operations
 Sewer treatment plants
 Waste composting
 Waste incineration

Accessory Uses

Offices, recycling of materials, and repackaging and transshipment of by-products.

6.3.7 Industrial Use Classification: High Impact and Low Impact Uses

Industrial uses categories are further classified into High Impact Uses and Low Impact Uses. Low Impact Uses are uses that do not meet the criteria presented below.

High Impact Uses in I-H and I-L Zones. In both the Heavy Industrial Zone and the Light Industrial Zone, High Impact Uses are those uses which exceed one or more of the following performance thresholds or match the following performance descriptions:

1. **Dust Generation:** Establishments engaged in a primary use of mining, quarrying, crushing, grinding or pulverizing of hard organic and inorganic materials to produce bulk quantities of granulated material; or establishments engaged in the regular handling, mixing or processing of materials from stockpile-sized quantities of soil, coal, gravel, sand, granulated materials, or materials of similar character.
2. **Heat Intensive Uses:** Establishments employing large volume industrial process furnaces or ovens.
3. **Hazardous Materials:** Establishments engaged in the manufacture or processing of hazardous materials at the bulk plant level. Bulk plant level means the manufacture, collection, repackaging, storage, or distribution of hazardous materials in quantities larger than amounts transported in or out in a single shipment. Materials are generally stored in large, permanent tanks. Processors of hazardous materials will generally be included at this level, but not uses which produce hazardous materials as a by-product or accessory to another product. Any hazardous material that would violate state or federal guidelines.

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

High Impact Uses in the I-L Zone Only: In the Light Industrial Zone only, High Impact Uses include those uses which exceed one or more of the following performance thresholds or match the following performance descriptions:

1. **Truck Traffic Generation:** Uses with more than 10 Average Daily Weekday Trips (ADWT) of heavy trucks. ADWT is the average daily one-way trips in both directions for a weekday (Monday - Friday). The Planning and Zoning Commission shall require the applicant to provide a traffic study on truck traffic generation.
2. **Visual Impacts:** Uses containing exposed pipelines, utility towers, conveyors and mechanical equipment to an extent greater than that which is reasonably necessary for the heating and cooling of on-site buildings.

6.3.8 Agriculture/Farming

Agriculture/Farming: "The science or art of cultivating the soil, producing crops in varying degrees; the preparation of these products for man's use and their disposal (as by marketing)". Such uses may take place indoors or outdoors in greenhouses or similar building/structures.

Uses

Truck farms
Gardens
Truck gardens
Urban gardens
Farms
Hydroponic gardens

**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

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

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	SP	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	I-L
LOT	
Lot area, minimum	n.a.
Frontage, minimum	25 ft
Floor area ratio, maximum	n.a.
Principal building size, maximum	n.a.
PRINCIPAL BUILDING SETBACK	
Front lot line, minimum from	n.a.
Street lot line, minimum from	15 ft
Maximum setback	n.a.
Side lot line, minimum from	n.a.
Rear lot line, minimum from	n.a.
Not to exceed	n.a.
Minimum setback from:	
Other heavy industrial use	10 ft
Other use	0
From lot line abutting an R zoned lot	15 ft
Side	n.a.
Rear	n.a.
From lot line abutting an MU, OR or I zoned lot	0
Corner lot yards	Note 2
Mean high water, minimum from	n.a.
ACCESSORY STRUCTURE SETBACK	
Setbacks	Note 9
COVERAGE	
Building coverage, maximum	85%
Site coverage, maximum	85%
LANDSCAPED AREA	
Minimum	15%
In setbacks abutting an R-zoned lot, minimum	10 ft deep at L4
HEIGHT	
Principal Building	
Maximum for principal building	75 ft
Projections and features	Note 5
Accessory Structure	
Height, maximum	Note 7
Floor area, gross maximum	Note 8
PUBLIC ACCESS EASEMENT	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.

Not applicable: n.a.

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**Table 7-3-2
Industrial Light Zone Uses**

USE CATEGORIES	STATUS	REQUIREMENTS
	I-LI	
Residential Uses	N	
Office Uses	C/SP	Uses greater than 10,000 sf (exclusive of office space directly supporting on-site industrial uses), require special permit, See Section 14-4
Trade Uses		
Retail Sales and Services - General	C/SP	Uses greater than one 3,000 sf use per site require a special permit, See Sections 12-5, 14-4
Automotive and Marine Craft	Y	Uses greater than one 3,000 sf use per site require a special permit, See Sections 14-4
Entertainment, Restaurant and Recreation Trade	C/SP	See Section 14-4
Wholesale Trade	Y	
Industrial Uses		
Manufacturing/Processing High Impact & Low Impact*	SP	See Section 14-4
*Except Major Industrial Groups 28 & 29 ¹	N	
Resource Production/Extraction High Impact Low Impact	N Y	See Section 12-11
Warehousing/Freight Storage High Impact & Low Impact	SP	See Section 14-4
Industrial Service High Impact & Low Impact	SP	See Section 14-4
Waste-Processing and Transfer High Impact Low Impact	N SP	See Section 14-4
Institutional Uses	C/SP	Limited to vocational/technical high schools, See Sections 12-8, 14-4
Transportation, Communications & Utility Uses	Y	
Passenger Terminals	SP	See Section 14-4
Miscellaneous Uses		
Adult Entertainment Facilities	N	
Commercial Outdoor Recreation	SP	See Section 14-4
Detention Facilities	SP	See Section 14-4
Major Event Entertainment	SP	See Section 14-4
Vehicle Service Facilities	Y	

Y = Yes: Permitted as of right, See Article 10 for definitions C = Conditional: special conditions apply.

SP = Special Permit required: See Section 14-4 N = No: prohibited

¹ Major Industrial Groups 28 & 29 of the Standard Industrial Classification Manual. Major Group 28 is Chemicals and Allied Products. Major Group 29 is Petroleum Refining and Related Industries.

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