

PROPOSED USE SCHEDULE - NON-RESIDENTIAL ZONES
City of Bridgeport

Discussion Notes:

- MU:** New zone, allowing a mix of commercial, retail, and residential uses along major corridors. Is this zone entirely new, or a variation on OR?
- MU-I:** New zone, allowing a mix of commercial, retail, and light industrial uses. Should this new zone be called MU-I or OR-I?
- MU-P:** Zone is eliminated. Notes made to existing zoning map at Feb. 6 meeting to show necessary rezonings.

PRINCIPAL PERMITTED AND SPECIAL OR CONDITIONAL USES	OR	OR-G	OR-R	I-H	I-L	M	MU-EM	MU-W	MU-I	ZP	PDD
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Office Uses (note 1)

Office	C/SP	/	/	/	/	/	/	P	P	/	P
Up to 5,000 sf	C/SP	P	P	P	P	/	P	/	P	/	/
5,001 to 10,000 sf	C/SP	C/SP	P	C/SP (1)	P	/	SP	/	P	/	/
10,001 to 20,000 sf	C/SP	N	C/SP	N	C/SP (1)	/	C/SP	/	P	/	/
Administrative office use	/	/	/	/	/	/	/	/	P	P	/

(1) exclusive of office space directly supporting on-site industrial uses

Commercial and Retail Uses

Retail trade:

General sales and services, non-automotive	SP	SP	SP	SP	C/SP	/	C/SP	P	P	/	P
Automotive sales and service	N	C/SP	C/SP	P	P	/	N	N	P	/	/
Marine craft	N	N	C/SP	P	P	/	N	SP	P	N	P
Sales, leasing, service, upland storage											
Wholesale trade	N	SP	P	P	P	/	N	N	P	/	/
Entertainment, restaurant, and recreation	C/SP	SP	SP	SP	C/SP	/	C/SP	P	P	/	/
Major event entertainment	N	C/SP	C/SP	C/SP	SP	/	N	N	N	/	/
Outdoor recreation, commercial	N	P	P	N	SP	/	/	SP	N	/	P
Marina	N	N	N	P	P	/	N	P	P	N	P
Vehicle service facility, heavy	N	SP	C/SP	P	P	/	N	N	SP	/	/
Vehicle service facility, light	N	SP	C/SP	P	P	/	N	N	P	N	P
Commercial parking	N	C/SP	C/SP	/	/	/	P	P	SP	/	/
Radio and TV broadcast facility	N	N	SP	/	/	/	N	SP	P	/	/
Adult entertainment	N	/	/	C/SP	N	/	/	/	N	/	N
Short-term lodging	N	SP	P	N	N	/	C/SP	P	SP	N	/

MAP NOTE:

Where parking is legally in front of the building, adjacent OR-S uses will be remapped to OR-G. (Not parcel by parcel analysis)
Where parking is in the rear, an OR-S use will be remapped to OR.

Institutional, Public, and Quasi-Public Uses (note 2)

Institutional use	/	/	/	N	C/SP	/	/	N	P	P	/
Institutional facility and service	/	/	/	/	/	/	C/SP	/	P	P	/
Public facility and service, state or city-owned	P	P	P	/	/	/	/	P (2)	P	/	/
Public safety and emergency service	P	P	P	P	P	/	P	P	P	N	P
Utility services	P	P	P	/	/	/	P	SP	P	N	/
Communication	/	/	/	P	P	/	/	/	P	N	P
Museum	/	/	/	/	/	/	/	SP	P	P	P
Medical center	N	SP	SP	/	/	/	P	N	N	N	/
College and university	N	SP	SP	/	/	/	P	N	N	N	/
School	P	P	P	/	/	/	P	N	N	N	/
Day care center	P	P	P	/	/	/	P	P	SP	N	/
Religious institution	SP	P	P	/	/	/	P	N	SP	N	/
Social service provider	C/SP	C/SP	C/SP	/	/	/	C/SP	N	SP	N	/
Detention facility	N	N	SP	P	SP	/	N	N	N	N	N
Park and open area	P	P	P	/	/	/	P	P (2)	P	P	/
Transportation	/	/	/	P	P	/	/	/	N	N	P
Rail line and utility corridor	SP	P	P	/	/	/	P	N	P	N	/
Passenger terminal	N	N	SP	SP	SP	/	N	SP	N	N	/
Railroad yard	N	N	N	/	/	/	/	/	N	N	/

(2) See Section 10-2, Classification of Uses

USE SCHEDULE - NON-RESIDENTIAL ZONES (continued)

PRINCIPAL PERMITTED AND SPECIAL OR CONDITIONAL USES	OR	OR-G	OR-R	I-H	I-L	M	MU-EM	MU-W	MU-I	ZP	PDD
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Industrial Uses (notes 3,4,5)

Industry	N	/	/	/	/		N	N (3)		/	P
Industrial service	N	/	N	P	SP		/	/	P	/	/
Manufacturing/Processing	N			SP	SP (4)				P		
Resource production/extraction	N			C/SP	P				N		
Warehousing/freight storage	N			P	SP				P		
Waste-processing and transfer	N			SP	N				N		

(3) Except for water-dependent uses which will be permitted including their upland support (i.e., restrooms, parking, marine retail, etc.)

(4) Except major industrial groups listed in Section XXXXX. (do not use "SIC 28 and 29")

(5) See Table 10-4 for uses specifically allowed in MU-I zones.

Residential Uses

Residential use	/	/	/	N	N		/	/	/	/	P
Group living	C/SP	C/SP	C/SP	N	N		C/SP	N	N	N	/
Household living	P	P	P	N	N		P	P	SP	N	/

Accessory Uses

Accessory uses as defined in Chapter 10	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

Other

Moved this section out of schedule since it only pertained to ZP. The text will cover the allowed principal, special permit, and accessory uses.

KEY: P Principal permitted use
C Conditional Use
SP Special Permit Use

N Use is explicitly prohibited by code
/ Code is silent