

ZONING

560 Attachment 1

Borough of Bridgeport

**Table of Permitted Uses by District:
Primarily Residential Districts (§ 560-24)**

KEY:

P = Permitted by right (zoning decision by Zoning Officer).

SE = Special exception use (decision by Zoning Hearing Board).

N = Not permitted.

The section numbers in parentheses refer to additional requirements for specific uses in §§ 560-29 and 560-30 of this chapter.

Types of Uses (See definitions in Article II)	Zoning Districts				
	OS	R1	R2	R3	INR
a. Residential uses					
Single-family detached dwelling [manufactured homes shall meet the additional requirements of § 560-29A(21)]	N	P	P	P	N
Twin dwellings, side by side, with each new dwelling unit on its own fee-simple or condominium lot	N	N	P	P	N
Townhouse/row house [§ 560-29A(34)], with each new dwelling on its own fee-simple or condominium lot	N	N	P	P	N
Apartments [§ 560-29A(34)]	N	N	N	P	N
Boardinghouse (includes rooming house)	N	N	N	N	N
Group home within a lawful existing dwelling unit [§ 560-29A(14)], not including a treatment center	N	P	P	P	P
Conversion of an existing building to result in an increased number of dwelling units	N	N	N	N	N
See also “Unit for Care of Relative” under accessory uses					
b. Commercial uses					
Bed-and-breakfast inn [§ 560-29A(9)]	N	N	SE	SE	SE
Crafts or Artisan’s Studio (see also as “Home Occupation”)	N	N	N	N	SE
Picnic grove, private [§ 560-29A(24)]	SE	N	N	N	SE
Plant nursery, with any on-site retail sales limited to plant materials primarily grown on the premises	SE	N	N	N	N

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c. Institutional uses					
Cemetery, which shall not include a crematorium	SE	N	N	N	SE
Community center, youth recreation center or library	SE	N	N	N	SE
Cultural center or museum	N	N	N	N	SE
Day-care center, adult [§ 560-29A(2)]	N	N	N	SE	P
Day-care center, child [§ 560-29A(13)] (See also as an accessory use)	N	N	SE	SE	P
Membership club, other than an “after-hours club” or “tavern”	N	N	N	N	N
Nursing home or assisted living facility/personal care home [§ 560-29A(22)]	N	N	N	SE	N
Place of worship [§ 560-29A(25)]	N	N	N	SE	P
School, public or private, primary or secondary [§ 560-29A(29)]	N	N	N	SE	P
d. Public/semipublic uses					
Borough-owned uses	P	P	P	P	P
Government facility, other than uses listed separately in this section	SE	N	SE	SE	SE
Emergency services station, which may include a supporting social club facility	N	N	N	SE	SE
Publicly owned or publicly operated recreation, or closely similar park open for public recreation use without charge	P	P	P	P	P
Public utility facility (See also § 560-13) (other than commercial communications antennas)	SE	N	N	SE	SE
Swimming pool, nonhousehold [§ 560-29A(32)]	P	N	N	SE	P
U.S. postal service facility, which may include a leased facility	N	N	N	N	N
e. Accessory uses					
See list of additional permitted uses in § 560-24C, such as “residential accessory structure or use”					
See additional requirements in § 560-30 for specific accessory uses					
Day-care center accessory to and on the same lot as an existing lawful place of worship, with a minimum lot area of 6,000 square feet	P	P	P	P	P

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	OS	R1	R2	R3	INR
Day care [§ 560-30D(3)] as accessory to a dwelling:					
Day care of a maximum of 3 adults or youth, in addition to relatives of the caregiver	P	P	P	P	P
Group day-care home	SE	N	N	SE	P
Family day-care home	SE	N	SE	P	P
Home occupation, general [§ 560-30D(7)]	SE	SE	SE	SE	SE
Home occupation, light [§ 560-30D(7)]	P	P	P	P	P
Unit for care of relative [§ 560-30D(13)]	N	SE	SE	SE	SE
f. Miscellaneous uses					
Nature preserve, wildlife sanctuary or environmental education center	P	P	N	N	N
Parking lot as the principal use of a lot	N	N	SE	SE	P
Raising of livestock (§ 560-29A(18))	N	N	N	N	N
All uses that will be unable to comply with the performance standards of this chapter, especially including the “environmental protection” requirements of Article V	N	N	N	N	N