

560 Attachment 2

Borough of Bridgeport

**Table of Permitted Uses:
Primarily Nonresidential Districts (§ 560-24)
[Amended 3-21-2017 by Ord. No. 2017-003, approved 3-21-2017; 3-14-2023 by Ord. No. 2023-001, approved 3-14-2023]**

KEY:

- P = Permitted by right (zoning decision by Zoning Officer)
- SE = Special exception use (decision by Zoning Hearing Board)
- C = Conditional use
- 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			
	NC	GC	LIC and LIC(R)	GIC
a. Residential uses				
Single-family detached dwelling (any manufactured/mobile home shall also meet [§ 560-29A(21)])	N	P	N in LIC; SE in LIC(R)	N
Twin dwellings, side by side, with each dwelling unit on its own lot	N	P	N in LIC; SE in LIC(R)	N
Townhouse/row house [§ 560-29A(34)]	N	P	N	N
Apartments [§ 560-29A(34)]	P ³	P ¹	N in LIC; SE ² in LIC(R)	N
Boarding- or rooming house [§ 560-29A(10)]	N	SE	N	N
Group home within a lawful preexisting dwelling unit [§ 560-29A(14)], not including a treatment center	P	P	P	N
b. Commercial uses				
Adult use [§ 560-29A(1)]	N	N	N	SE
After-hours club [§ 560-29A(3)]	N	N	N	SE ⁴

Types of Uses (See definitions in Article II)	Zoning Districts			
	NC	GC	LIC and LIC(R)	GIC
Amusement arcade	N	P	N	N
Auto repair garage or service station [§ 560-29A(7)]	N	SE	P	P
Auto, boat or mobile/manufactured home sales [§ 560-29A(6)]	N	P	P	P
Bakery, retail	P	P	P	P
Bed and breakfast inn [§ 560-29A(9)]	P	P	P	P
Beverage distributor, which may include retail and/or wholesale sales	P	P	P	P
Car wash [§ 560-29A(11)]	N	P	P	P
Catering, custom, for off-site consumption	P	P	P	P
Communications tower/antennas, commercial [§ 560-29A(12)]				
Extending a maximum of 35 feet above a nonresidential principal building	P	P	P	P
Other, including a freestanding tower	SE	SE	P	P
Conference center	P	P	P	P
Construction company or tradesperson's headquarters (See also as "home occupation")	P	P	P	P
Crafts or artisan's studio (see also as "home occupation")	P	P	P	P
Custom printing, photocopying, faxing, mailing or courier service	P	P	P	P
Exercise club	P	P	P	P
Financial institution (includes banks), with any drive-through facilities meeting § 560-30D(4)	P	P	P	P
Firearms sales	N	N	N	P
Flea market/auction house	P	P	P	P
Funeral home	P	P	P	P
Gas station (See "auto service station")				
Greenhouse or garden center	P	P	P	P
Kennel [§ 560-29A(17)]	N	N	N	SE
Laundromat	SE	P	P	P
Laundry, commercial or industrial	N	N	P	P

Types of Uses (See definitions in Article II)	Zoning Districts			
	NC	GC	LIC and LIC(R)	GIC
Types of Uses (See definitions in Article II)	NC	GC	LIC and LIC(R)	GIC
Lumberyard	N	P	P	P
Massage therapy, certified (See “personal services”)				
Medical marijuana dispensary	N	C	N	N
Motel or hotel [§ 560-29A(15)]	P	P	P	P
Office	P	P	P	P
Pawn shop	N	SE	N	N
Personal services (includes tailoring, custom dressmaking, haircutting/styling, dry cleaning, shoe repair, “massage therapy, certified” and closely similar uses) (See also “home occupation”)	P	P	P	P
Picnic grove, private [§ 560-29A(24)]	P	P	P	P
Plant nursery, which may include a greenhouse and/or on-site sales	P	P	P	P
Recreation, indoor (includes bowling alley, roller or ice skating, batting practice and closely similar uses; other than uses listed separately)	P	P	P	P
Recreation, outdoor [§ 560-29A(26)], including miniature golf course, golf driving range, amusement park, boating, fishing, and closely similar uses; not including uses listed separately	SE	P	P	P
Repair service, household appliance	P	P	P	P
Restaurant [§ 560-29A(28)] with any drive-through service meeting § 560-30D(4)	P ⁶	P	N	N
Restaurant [§ 560-29A(28)] or banquet hall, without drive-through service	P	P	P	P
Retail store (not including uses listed individually in this table, such as “firearms sales” and “adult uses”)	P ⁶	P	P	P

Types of Uses (See definitions in Article II)	Zoning Districts			
	NC	GC	LIC and LIC(R)	GIC
Retail sales as accessory to items manufactured, assembled or processed on the premises, provided the retail sales area does not exceed 5% of the total floor area of the use	P	P	P	P
Self-storage development (See under industrial uses)				
Target range, firearms				
Completely indoor and enclosed	N	P	P	P
Other than above [§ 560-29A(33)]	N	N	N	SE
Tattoo or body piercing establishment	N	SE	N	N
Tavern which may include a state-licensed microbrewery (not including an “after-hours club”)	SE	P	P	P
Theater, indoor, other than an adult use	P	P	P	P
Trade/hobby school	P	P	P	P
Veterinarian office [§ 560-29A(36)]	SE	P	P	P
Wholesale sales (see under industrial uses)				
c. Industrial uses				
Asphalt plant	N	N	N	SE
Assembly or finishing of products using materials produced elsewhere (such as products from plastics manufactured off site)	N	N	P	P
Building supplies and building materials, wholesale sales of	N	P	P	P
Distribution as a principal use (other than trucking company terminal)	N	N	P	P
Finishing of products (See “Assembly” industrial equipment sales, rental and service, other than vehicles primarily intended to be operated on public streets)	N	N	P	P
Junk (Outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area)	N	N	N	N
Junkyard [§ 560-29A(16)]	N	N	N	SE
Liquid fuel storage, bulk, for off-site distribution, other than: auto service station, retail propane distributor, pre-packaged sales or fuel tanks for company vehicles	N	N	N	SE

Types of Uses (See definitions in Article II)	Zoning Districts			
	NC	GC	LIC and LIC(R)	GIC
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:				
Agricultural chemicals, fertilizers or pesticides	N	N	N	SE
Apparel, textiles, shoes and apparel accessories (see also “crafts studio”)	N	N	P	P
Animal feed or pet food	N	N	SE	P
Cement manufacture	N	N	N	P
Ceramics products (other than “crafts studio”)	N	N	P	P
Chemicals:				
Bulk manufacture, processing, mixing, recycling or storage of “extremely hazardous substances” or toxic chemicals	N	N	N	N
Chemical products that are not highly hazardous or toxic (not including pharmaceuticals or uses listed separately)	N	N	N	SE
Clay, brick, tile and refractory products	N	N	P	P
Computers and electronic and microelectronic products	N	P	P	P
Concrete and cement products, other than actual manufacture of cement	N	N	P	P
Electrical equipment, appliances and components	N	P	P	P
Explosives or ammunition	N	N	N	N
Fabricated metal products (except ammunition or explosives)	N	N	P	P
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:				
Food (human) and beverage products, at an industrial scale as opposed to a clearly retail scale (not including uses listed individually in this table)	N	P	P	P
Gaskets and similar devices	N	N	P	P
Glass and glass products (other than crafts studio)	N	N	P	P

Types of Uses (See definitions in Article II)	Zoning Districts			
	NC	GC	LIC and LIC(R)	GIC
Incineration, reduction, distillation, storage or dumping of slaughterhouse refuse, rancid fats, garbage, dead animals or offal (other than within an approved solid waste facility)	N	N	N	N
Jewelry and silverware	N	P	P	P
Leather and allied products (other than crafts studio or tannery)	N	N	P	P
Lime and gypsum products	N	N	P	P
Machinery	N	N	P	P
Manufactured or modular housing	N	N	P	P
Medical equipment and supplies	N	N	P	P
Metal products, primary	N	N	N	SE
Mineral products, nonmetallic (other than mineral extraction)	N	N	P	P
Paper and paper products (including recycling but not including manufacture of raw paper pulp)	N	N	P	P
Paper (raw pulp)	N	N	N	SE
Pharmaceuticals and medicines	N	N	P	P
Plastics, polymers, resins, vinyl, coatings, adhesives or sealants	N	N	SE	P
Printing ink or photographic film	N	N	P	P
Products from previously manufactured	N	P	P	P
Materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber roofing materials, paving materials and asphalt saturated materials (other than bulk manufacture of asphalt)	N	N	P	P
Rubber, natural or synthetic	N	N	SE	P
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:				
Scientific, electronic and other precision instruments	N	P	P	P
Soaps and cleaning compounds	N	N	P	P

Types of Uses (See definitions in Article II)	Zoning Districts			
	NC	GC	LIC and LIC(R)	GIC
Sporting goods, toys, games, musical instruments or signs	N	P	P	P
Transportation equipment	N	N	P	P
Wood products and furniture (not including raw paper pulp)	N	P	P	P
Medical marijuana grower/processor	N	N	N in LIC(R); C in LIC	C
Mineral extraction [§ 560-29A(19)] and related processing, stockpiling and storage	N	N	N	SE

Types of Uses (See definitions in Article II)	Zoning Districts			
	NC	GC	LIC and LIC(R)	GIC
Packaging	N	P	P	P
Package delivery services distribution center	N	N	P	P
Petroleum refining	N	N	N	N

Types of Uses (See definitions in Article II)	Zoning Districts			
	NC	GC	LIC and LIC(R)	GIC
Photo processing, bulk	P	P	P	P
Printing or bookbinding	P	P	P	P
Recycling collection center [§ 560-29A(27)], provided all operations of an industrial scale occur within an enclosed building (other than borough-owned use)				
Recycling center, bulk processing, provided all operations of an industrial scale occur within an enclosed building (this use does not include a solid waste disposal or transfer facility)	N	N	SE	SE
Research and development, engineering or testing facility or laboratory	N	N	P	P
Sawmill/planing mill	N	N	P	P
Self-storage development [§ 560-29A(30)]	N	SE	P	P

Types of Uses (See definitions in Article II)	Zoning Districts			
	NC	GC	LIC and LIC(R)	GIC
Slaughterhouse, stockyard or tannery	N	N	N	SE
Solid waste transfer facility or waste to energy facility [§ 560-29A(31)]	N	N	N	SE
Trucking company terminal	N	N	SE	SE
Warehousing or storage as a principal use	N	N	P	P
Warehousing or storage as an accessory use to a permitted principal use on the same lot or an adjacent lot or located in the same zoning district	P ⁷	P ⁷	P	P
Welding	N	N	P	P
Wholesale sales (other than motor vehicles)	N	P	P	P
e. Institutional uses				
Cemetery (see crematorium listed separately)	N	N	N	N
College or university educational and support buildings	P	P	P	P
Community center or library	P	P	P	P
Crematorium	N	N	N	SE
Cultural center or museum	P	P	P	P
Day-care center, adult [§ 560-29A(2)]	P	P	P	P
Day-care center, child [§ 560-29A(13)] (See also as an accessory use)	P	P	P	P
Hospital	N	P	P	P
Membership club meeting and recreational facility, not including an “after-hours club” or “tavern”	SE	SE	P	P
Nursing home or personal care home/assisted living [§ 560-29A(22)]	P	P	P	P
Place of worship [§ 560-29A(25)]	P	P	P	P
School, public or private, primary or secondary [§ 560-29A(29)]	SE	P	P	P
Treatment center [§ 560-29A(35)]	N	N	N	SE
f. Public/semipublic				
Borough-owned uses	P	P	P	P
Government facility, other than uses separately in this section	SE	SE	SE	SE

Types of Uses (See definitions in Article II)	Zoning Districts			
	NC	GC	LIC and LIC(R)	GIC
Emergency services station, which may include a supporting social club building or facility	P	P	P	P
Publicly owned or publicly operated recreation, or closely similar park open for public recreation use without charge	P	P	P	P
Public utility facility (see also §560-13 (not including commercial communications antennas)	SE	SE	SE	P
Swimming pool, non-household [§ 560-29A(32)]	N	P	P	P
U.S. postal service facility, which may include a leased facility	P	P	P	P
g. 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 a lawful place of worship	P	P	P	P
Day care, child [§560-30D(3)]:				
Group day-care home	P	P	P	P
Family day-care home	P	P	P	P
Heliport	N	N	SE	SE
Home occupation accessory to a lawful dwelling unit:				
General home occupation [§ 560-30D(7)]	P	P	P	P
Light home occupation [§ 560-30D(7)]	P	P	P	P
Telephones (outdoor pay) or vending machines [§ 560-30D(12)]				
h. Miscellaneous uses				
Nature preserve, wildlife sanctuary or environmental education center	P	P	P	P
Parking lot as the principal use of a lot	P	P	P	P
Raising of livestock [§ 560-29A(18)]	N	N	SE	SE
Crop farming	P	P	P	P

Types of Uses (See definitions in Article II)	Zoning Districts			
	NC	GC	LIC and LIC(R)	GIC
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

NOTES:

- ¹ If a lot includes less than 10,000 square feet of lot area, then apartments shall only be permitted if a permitted principal commercial use occupies the majority of the street-level floor fronting one public street.
- ² See provisions in § 560-26 that permit conversions of existing buildings into apartments or condominiums in the LIC(R) District.
- ³ Apartments shall only be permitted if the permitted principal commercial use or uses occupy 70% of the street-level floor area and fronts DeKalb Street, Fourth Street, or Ford Street. No living space for any dwelling unit may be located on the ground floor.
- ⁴ Provided the applicant proves compliance with State Act 219 of 1990.
- ⁵ Limited to indoor sales and display, except for clearly accessory and customary activities such as sidewalk sales. Such use shall not include the sale of gasoline or propane.
- ⁶ Provided any drive-through service shall need special exception approval. The applicant shall prove that the entrances and exits for the drive-through service have been designed to minimize conflicts with pedestrian travel along Fourth Street. To the maximum extent feasible, drive-through service entrances and exits shall use alleys and side streets.
- ⁷ Shall not occupy street-level space adjacent to Fourth Street.