

ZONING

560 Attachment 3

Borough of Bridgeport

Dimensional Requirements in Each District (§ 560-25)

Zoning District: Type of Use	Minimum Lot Area (square feet)	Minimum Lot Width Measured at Minimum Building Setback Line (feet)	Minimum Front Yard Setback (feet)	Minimum Rear Yard Setback (feet)²	Minimum Side Yard Setback² (each) (feet)	Maximum Percent Building Coverage	Maximum Percent Impervious Coverage
OS Open Space District:							
Allowed use (Within the OS District, no new or expanded building and no new or expanded off-street parking area or commercial or industrial storage area shall be located within 75 feet from the average water level of the Schuylkill River.)	20,000	70	25 (10 feet of which may include an unenclosed front porch)	30	10	10%	15%
INR Institutional/Residential District:							
a) Residential uses allowed in the R3 shall be regulated under the provisions of the R3 District b) Other allowed uses	b) 10,000	b) 50	b) 25 (10 feet of which may include an unenclosed front porch)	b) 20, except 40 abutting an existing primarily residential use	b) 10, except 20 abutting an existing primarily residential use	b) 50%	b) 75%
R1 Low Density Residential District:							
a) Single-family detached dwelling ¹ b) Other allowed use All dwellings shall have a minimum principal building width and length of 16 feet (not including unenclosed structures)	a) 5,000 b) 10,000	a) 50 b) 80	24 (10 feet of which may include an unenclosed front porch)	24	10	30%	50%

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R2 Medium Density Residential District:							
a) Single-family detached dwelling ¹	a) 4,000	a) 40	15 (10 feet of which may include an unenclosed front porch)	25	5, except 0 at the shared lot line of lawfully attached dwellings	50%	70%; for a townhouse development, the maximum impervious coverage may be based upon an average for the development
b) Twin dwelling unit ¹	b) 2,000 per dwelling unit	b) 25 per dwelling unit					
c) Townhouse ¹	c) Minimum average ⁷ of 1,800 per dwelling unit	c) 18 per dwelling unit ⁴					
d) Other allowed use	d) 8,000	d) 70					
R3 High Density Residential District:							
a) Single-family detached dwelling ¹	a) 4,000	a) 40	15 (10 feet of which may include an unenclosed front porch)	25	5, except 0 at the shared lot line of lawfully attached dwellings, and except 20 for a new building including 6 or more apartments	60%	75%; for a townhouse development, the maximum impervious coverage may be based upon an average for the development.
b) Twin dwelling unit ¹	b) 3,000 per dwelling unit	b) 25 per dwelling unit					
c) Townhouse ¹	c) Minimum average ⁷ of 1,800 per dwelling unit	c) 18 per dwelling unit ⁴					
d) Apartments	d) Minimum average ⁷ of 1,800 square feet per dwelling unit ⁵	d) 60					
e) Other allowed principal use A minimum of 10% of the lot area of any apartments shall be set aside for the recreational use of residents of the development	e) 5,000	e) 60					

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NC District:							
Any allowed use No use shall be open to the public between the hours of 2:00 a.m. and 6:00 a.m.	1,800; minimum average of 1,800 per dwelling unit ⁵	15	0; no portion of a new off- street parking space shall be located within 20 feet of the curbline of Dekalb or Fourth Streets	10	5 ⁶	90%	95%
GC General Commercial District	5,000, except 30,000 for a new lot approved after the adoption of this chapter which will have its own vehicle access directly onto Dekalb Street	25, except 200 feet for a new lot approved after the adoption of this chapter which will have its own vehicle access directly onto Dekalb Street	30, except 20 if no off-street parking will be located within 20 feet of the street right-of- way	10, except 25 from a directly abutting residential lot in a residential district	10, except 20 from a directly abutting residential lot in a residential district	70%	90%
LIC Light Industrial Commercial, LIC(R) Light Industrial Commercial (Residential Option), or GIC General Industrial Commercial Districts Residential uses in the LIC(R) District shall meet § 560-26 in place of the regulations of this § 560-25	5,000, except 15,000 for an industrial use	50, except 200 for a new lot approved after the adoption of this chapter which will have its own vehicle access directly onto Route 202	15 ³	15 ³	15 ³	60%	90%

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NOTES:

Corner lot setbacks: see § 560-56B.

¹ Each dwelling unit is required to be on its own fee-simple or condominium lot.

² The following exceptions shall apply:

A two-foot-wide minimum setback shall apply for a permitted detached structure that is accessory to a dwelling, except:

In no case shall a vehicle garage be set back less than eight feet from the cartway of an alley.

Structures shall not obstruct minimum sight clearance at intersections.

See § 560-56 pertaining to corner lots.

No setback is required for a structure that is accessory to a dwelling from a lot line along which two dwellings are attached (such as a lot line shared by twin dwellings).

A residential porch or wood deck that is open along sides not attached to the principal building may extend into a maximum of 50% of a required setback. Space under an unenclosed porch may be used for household storage.

See § 560-30 for swimming pools.

See § 560-58 regarding extension of nonconforming setbacks.

See §560-56 regarding permitted reductions in setbacks to reflect average setbacks of adjacent buildings.

³ Except a sixty-foot-wide minimum setback for any new or expanded portion of an industrial building or tractor-trailer truck loading dock from the lot line of a principal residential use in a residential district.

⁴ Except if two or more off-street parking spaces per dwelling are at least partially within 30 feet from a public street right-of-way, or garage doors for two or more vehicles face onto a street, then the lot width per dwelling along such street shall be a minimum of 24 feet.

⁵ The lot area per dwelling unit may be reduced to 1,200 square feet and the maximum height may be increased to six stories or 72 feet, whichever is more restrictive, if a lot includes six or more dwelling units and all the units are permanently restricted by deeds and leases to persons age 62 and older, the physically handicapped and their spouses.

⁶ Except 10 feet from a directly abutting primarily residential lot in a residential district.

⁷ The minimum average lot area per dwelling unit is intended to allow reasonable flexibility in the placement of dwellings on a tract of land. The minimum average lot area per dwelling unit shall be calculated as follows, in square feet:

Total lot area of the tract, after deleting right-of-way of existing streets and alleys	=	
Minus right-of-way of proposed streets and alleys and cartways of any street or alley without a right-of-way	-	
Divided by minimum average lot area per dwelling unit		
Equals maximum number of dwelling units permitted on the tract	=	

As a result, parking courts, common open space and stormwater detention basins may count towards the total lot area for the purposes of calculating overall density.