

Commercial Property Adjacent to Highway for Sale

142 Thompson Street
Bridgeport, Connecticut 06604



For Sale at \$800,000.00

- ▶ 5,000 SF Free-Standing Clear-Span Construction Commercial Building Adjacent to Highway.
- ▶ On 0.65 acres with one loading dock and a detached garage.
- ▶ Located on a fully-fenced lot in an Office/Retail (OR) Zone.
- ▶ Situated in one of Connecticut's Enterprise Zones, which provides tax incentives based upon the type of business and number of new jobs.
- ▶ Neighbors include Walgreens, Chase Bank, Housatonic Paper & Supply, restaurants, and several auto repair businesses.
- ▶ Conveniently located next to Route 8 (Exit 3 - Main Street / Washington Avenue) which connects to Route 25, I-95, and the Merritt Parkway. Just five minutes from the Bridgeport Metro-North Train Station.

Broker: Jon Angel
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COMMERCIAL, L.L.C.



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5,000 SF Free-Standing Clear-Span Construction Commercial Building Adjacent to Highway for Sale in Bridgeport, CT. On 0.65 acres, this commercial property has one loading dock and a detached garage. It is located on a fully-fenced lot in an Office/Retail (OR) Zone. Situated in one of Connecticut's Enterprise Zones, which provides tax incentives based upon the type of business and number of new jobs.

Neighbors include Walgreens, Chase Bank, Housatonic Paper & Supply, restaurants, and several auto repair businesses. The property is conveniently located next to Route 8 (Exit 3 - Main Street / Washington Avenue) which connects to Route 25, I-95, and the Merritt Parkway. It is just five minutes from the Bridgeport Metro-North Train Station.

The Site

Space Available:	5,000 SF
Total Building Size:	5,000 SF
Land:	0.65 acres
Real Estate Taxes:	\$18,460.26 (2020)
Zoning:	OR - Office / Retail Zone
Year Built:	1974
Construction:	Clear Span Steel
Stories:	One
Tenancy:	Single

Features

Parking:	20 Spaces plus Expansion
Ceiling Height:	11.75'
Loading:	One Loading Dock
Amenities:	Clear Span Steel Beam Construction Heat/Smoke/Sonitrol Security System Employee Breakroom Separate Ladies and Men's Restrooms Detached Garage

Utilities

Water/Sewer:	City/City
A/C:	Dual Zone Central Air-Conditioning
Heating:	Dual Zone Gas Heat
Power:	600 amps, 3-phase, 4-wire

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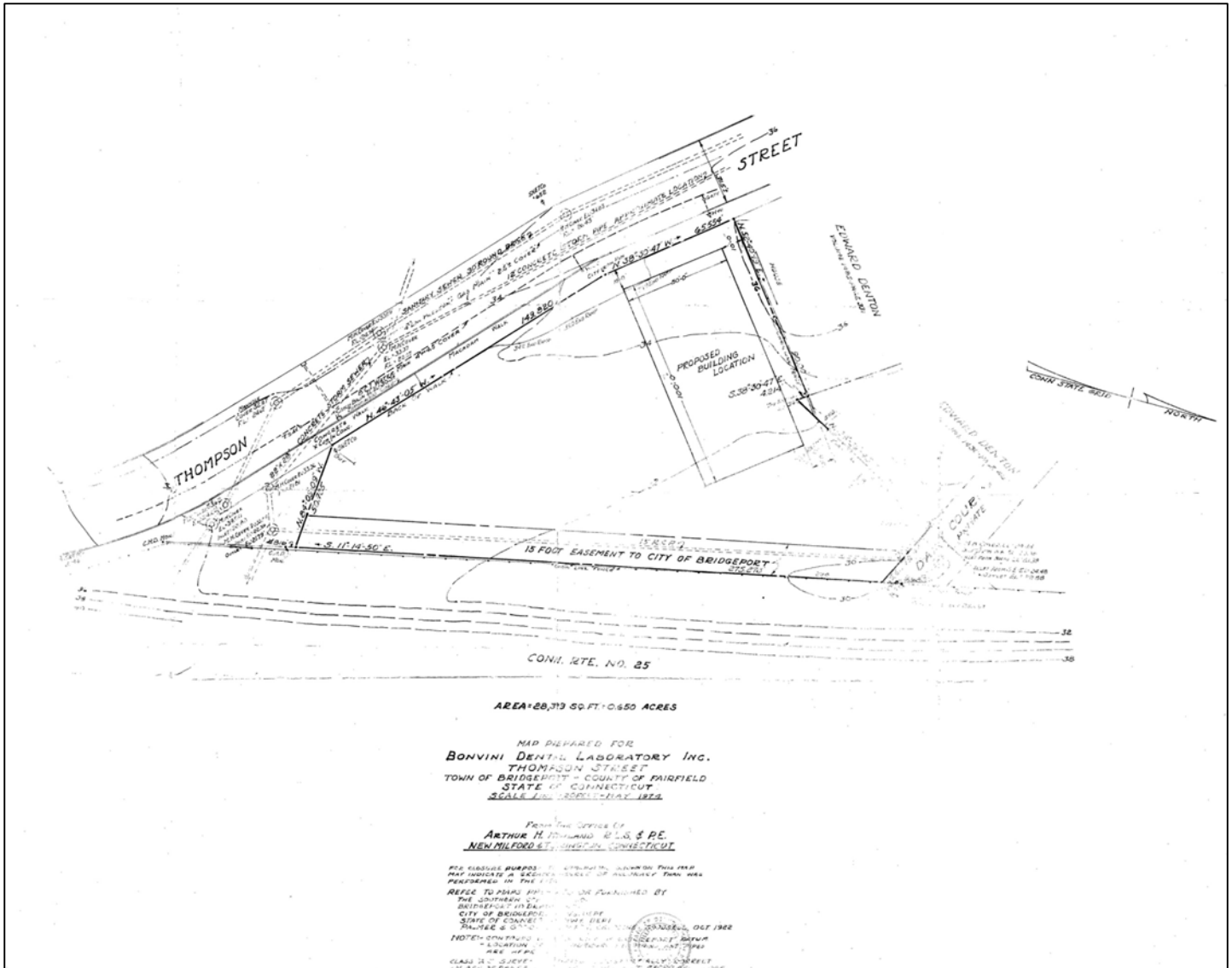


For Sale

A2 Survey

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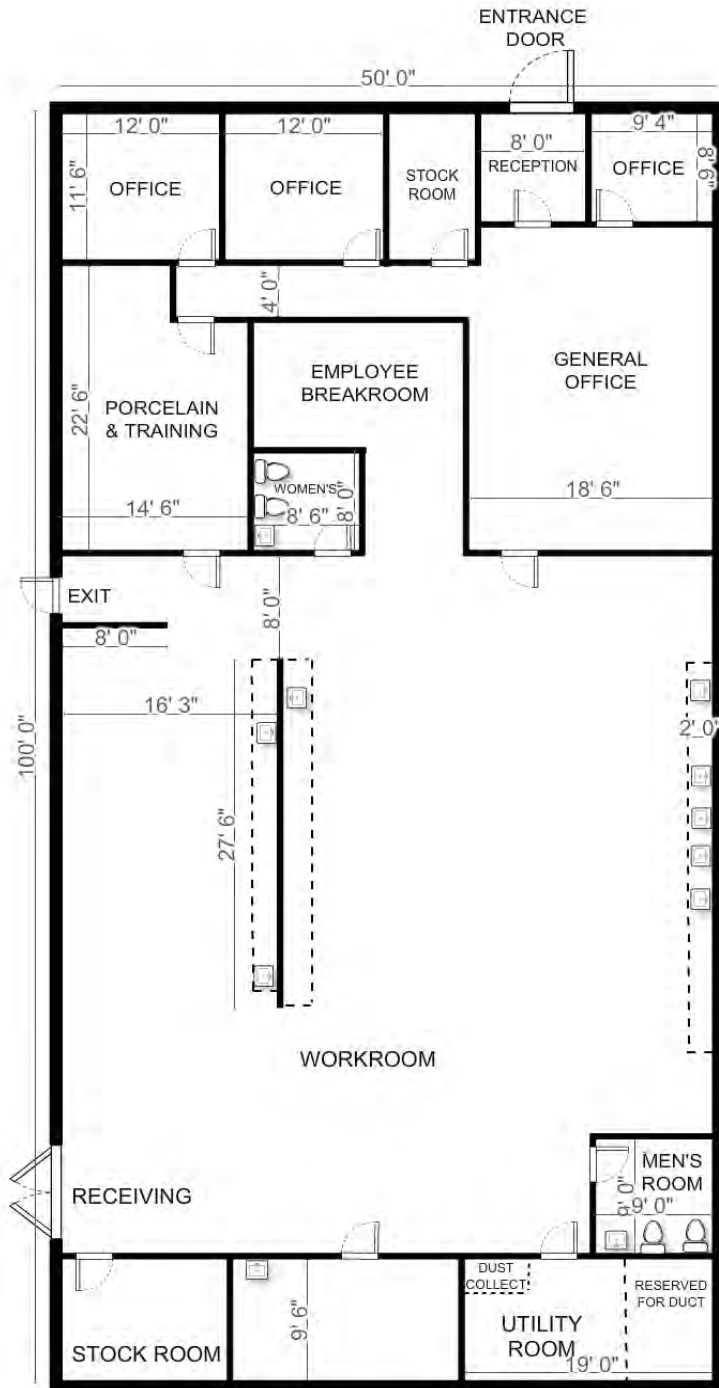
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For Sale

Floor Plan

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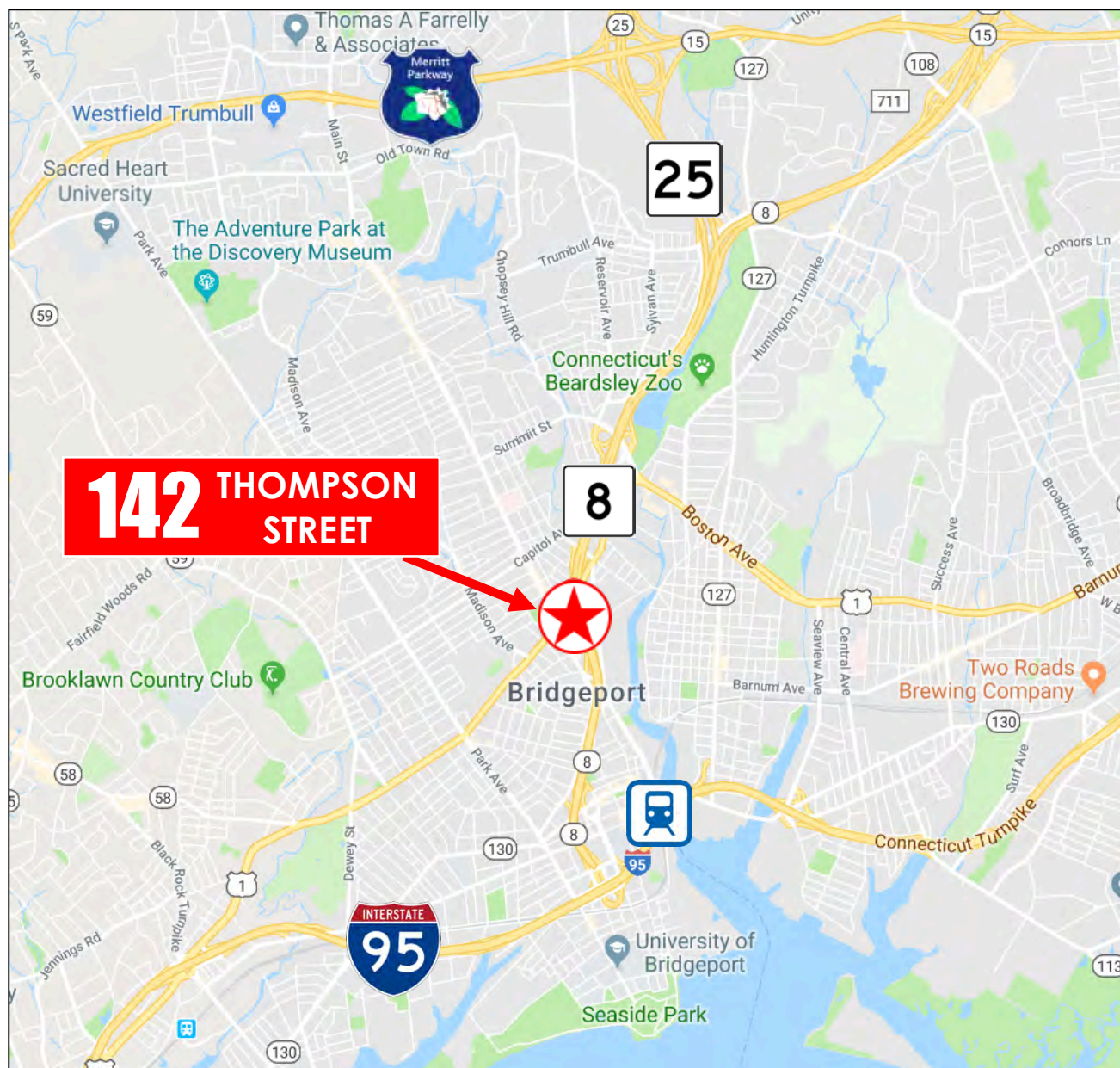
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For Sale

Location Map

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For Sale

Photo Gallery

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RECEPTION



LOADING DOCK



WORKROOM



TRAINING ROOM



OFFICE AREA



EMPLOYEE BREAKROOM

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Bridgeport, CT - Office / Retail (OR)

Please visit the City of Bridgeport website for complete zoning regulations.

ARTICLE 6 OFFICE / RETAIL ZONES

Section 6-1 Office/Retail Zones

6-1-1 Purpose: The Office/Retail Base Zones established by these Regulations are: Office/Retail (OR), Office/Retail-General (OR-G); and Office-Retail Regional (OR-R). The different Office/Retail base zones are intended to reflect the diversity of Bridgeport's commercial areas. The zones are distinguished by the uses allowed and the intensity of development allowed. Some of the zones encourage office/retail areas that are supportive of surrounding residential neighborhoods, while other zones allow office/retail areas which have a city-wide or regional market. The regulations are intended to promote uses and development which will enhance the economic viability of the specific office/retail zone and the city as a whole.

6-1-2 Use Regulations:

- a. **Use Regulations:** See Table 2, Use Table for Non-Residential Zones for all Office/Retail base zones.
- b. **Use Categories:** See Table 6, Use Categories for Non-Residential Zones.

6-1-3 Office/Retail Base Zone Development Standards: Zone Development Standards for all Office/Retail Zones are set forth in Table 4, Zone Development Standards for Non-Residential Zones. Additional standards may be set forth as needed in other tables.

6-1-4 Additional Standards: The following standard (s) applies in all Office/Retail Base Zones:

a. Building Siting:

1. New development must be compatible with a street-side, storefront character. Buildings shall be pedestrian-oriented and aligned to the sidewalk.
2. Minimum 70% of the building length must meet the front setback line, except for special entry features, architectural articulation, plaza areas or any other public space existing or created by the development.
3. Buildings along multiple streets must meet the front setback line along all streets to a minimum of 70% of building length. Angled building corners or open plazas are encouraged.
 - a. If the property has more than one street frontage the building must front the primary street or streets.
 - b. Regulations related to required percentage of window coverage and qualifying window features apply to commercial uses on all sides facing the street.

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

b. **Ground Floor Windows:**

1. **Required Amounts of Window Area:** In all OR zones, exterior walls on the primary street frontages, ground level, must contain windows of two-way (non-mirrored) glass for a minimum of 75 percent of the building length (length x 0.75) with window coverage at 50 percent of street wall area [(length x height) x 0.5]. Side/Secondary streets windows must contain a minimum of 40 percent of building length (length x 0.4) with window coverage at 30 percent of street wall area [(length x height) x 0.3].
2. **Qualifying Window Features:** Required window areas must be either windows that allow views into retail stores, working areas or lobbies. Up to 50 percent of required window areas may be used for merchandise display, except no display shall be permitted in a use regulated in accordance with Table 6.6.1.
3. No adult entertainment facility shall be conducted in any manner that permits the observation of any material depicting, describing, or relating to specified sexual activities or specified anatomical areas, from any public way or from property not used as an adult entertainment facility. This shall include any display, decoration, sign, show window, or other opening.

Section 6-2 Office/Retail Zone (OR)

- 6-2-1 Purpose:** The purpose of the Office/Retail (OR) Zone is to comply with the adopted Comprehensive Plan's recommendation for a zone to allow a mix of commercial, office, retail, and residential uses within the zone and within individual structures in areas that are served by arterial roads and are developed or are in the process of developing a commercial character, and where the local streets are predominantly residential. The Office/Retail (OR) zone is also intended to preserve and enhance established commercial areas in or near residential neighborhoods so that nearby residents can make use of small-scale retail and service uses. New development shall be compatible with a street-side, storefront character. The zone allows a wide range of retail, service and business uses with a local market, but restricts such uses in size to promote a local orientation and to limit adverse impacts on nearby residential areas. Development is intended to be pedestrian-oriented, with buildings close to and oriented towards the sidewalk (especially at corners), and compatible with the scale of surrounding residential areas. Parking areas are strictly regulated in order to promote compatibility with the character of surrounding residential development and the intended pedestrian orientation of the uses.

Section 6-3 Office/Retail General Zone (OR-G)

- 6-3-1 Purpose:** The purpose of the Office/Retail General (OR-G) Zone is to comply with the adopted Comprehensive Plan's recommendation for a zone to allow a mix of predominantly auto-accommodating commercial, office, and retail development and residential uses within the zone and within individual structures, in areas already predominantly developed for this use. The zone allows a full range of retail and service

businesses with a large local or city-wide market. Development is expected to be generally auto-accommodating, with access from major traffic ways. The zone's development standards are intended to promote an open and pleasant street appearance; development that is aesthetically pleasing for motorists, pedestrians and the businesses themselves; and compatibility with adjacent residential areas.

Section 6-4 Office/Retail Regional Zone (OR-R)

- 6-4-1 Purpose:** The purpose of the Office/Retail Regional (OR-R) Zone is to comply with the adopted Comprehensive Plan's recommendation for a zone to allow a mix of commercial, office, retail, and residential uses within the zone and within individual structures, where the scale of the non-residential uses attracts clientele from outside the city and produces significant automobile traffic. Such uses include office parks, major shopping centers, sports facilities, and theater and entertainment complexes. Industrial uses are limited to avoid adverse effects different in kind or amount from office/retail uses and to ensure that they do not dominate the character of the commercial area. Development standards are intended to promote compatibility with adjacent uses and neighborhoods.

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

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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	P	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

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USE CATEGORIES: NON-RESIDENTIAL TABLE 6
--

6.1 OFFICE USES

Activities conducted in an office setting and primarily focusing on administrative, business, government, professional, medical, or financial services. Contractors and others who perform services off-site are included in this Use Category if equipment and materials are not stored on the site and fabrication, services, or similar work is not carried on at the site.

Exception: Offices that are part of and are located with a firm in another category are considered accessory to the firm's primary activity.

Uses

Financial businesses such as:

- Banking and bank-related services
- Brokerage houses
- Data processing centers
- Government offices
- Insurance services
- Lenders and credit services
- Public utility offices
- Real estate and related services
- Sales offices
- General office uses

Professional service offices such as:

- Accountants
- Architects
- Engineers
- Lawyers
- Medical and dental clinics, laboratories and offices
- Television and radio studios

Accessory Uses

Cafeterias, health facilities, and other amenities primarily for the use of employees or visitors of the firm or building.

6.2 TRADE USES**6.2.1 Automotive Trade**

Retail sale or leasing of automobiles, including cars and trucks

Uses Included

Sales or leasing of consumer vehicles, including:

- Passenger vehicles
- Motorcycles
- Light and medium trucks
- Other recreational vehicles

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Accessory Uses

Vehicle servicing, repair, detailing, body work and finishing when conducted as a secondary activity to the sale of vehicles. Conditions imposed under Article 11, Conditional Use Development Standards, apply.

6.2.2 Marine Craft and Marinas

Marinas, retail sale or leasing of marine craft, including all types of boats and ships.

Uses Included

Boat Storage

Marinas

Sales or leasing of marine craft and accessories, retail

Accessory Uses

Marine craft servicing, repair, detailing, body work and finishing when conducted as a secondary activity to the sale of such craft.

6.2.3 Entertainment or Recreation Trade

Facilities providing entertainment or recreation services and eating and drinking establishments.

Uses

Banquet halls

Bars and taverns

Billiards and pool halls

Bowling alleys

Cafes, delicatessens (with seating areas)

Catering establishments

Exhibition and meeting areas (20,000 sf or less)

Game arcades

Health clubs and gyms

Ice or roller skating rinks

Indoor firing ranges

Lodges and social clubs

Membership clubs

Movie theaters

Swimming pools

Tennis courts

Theaters

Accessory Uses

Offices and storage of food and alcohol.

6.2.4 Restaurants**Uses**

Restaurant, full service.

6.2.5. Entertainment Live**Uses**

Disc Jockey, Karaoke, Acoustic Music, Amplified Bands, Comedy Show, Stand-Up, Night Clubs, Jazz Clubs.

Exceptions:

Pre-recorded, such as CD's, MP3's, Tapes

6.2.6 Retail Sales and Services

Uses that involve the sale, lease or rental of new or used consumer products, including prepared foods, to the general public; and uses providing services involving predominantly personal or business services, including repair of consumer and business goods.

Exceptions: Lumber yards and other building material sales facilities that sell primarily to contractors and do not have a retail orientation are classified as Wholesale Trade. Sale, rental, or leasing of heavy trucks and equipment is classified as Wholesale Trade. Uses for the repair and service of consumer motor vehicles, motorcycles, and light and medium trucks are classified as Vehicle Service Facilities. Repair and service of industrial vehicles and equipment, and heavy trucks is classified as Industrial Service.

Retail Sales

Stores selling, leasing, or renting consumer, home, and business goods including:

- Antiques
- Appliances
- Art
- Art supplies
- Automobile supplies (no services)
- Bicycles
- Books and printed material
- Clothing
- Dry goods
- Electronic equipment
- Fabric
- Furniture
- Garden supplies
- Gifts
- Groceries
- Hardware
- Home improvements
- Household products
- Jewelry
- Music supplies
- Newspaper distribution (exclusive of curbside vending)
- Office machines
- Package liquor
- Pets

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- Pet food
- Pharmaceuticals
- Plants and flowers
- Shoes
- Sporting goods
- Stationery
- Tobacco products
- Toys
- Videos (Sale of adult videos and products by Special Permit only)

Food Sales (including seating areas not to exceed eight seats)

- Bakery
- Candy store
- Delicatessen
- Ice cream parlor
- Take-out Restaurants

Retail Personal, Business and Repair Services

- Animal grooming salons
- Blueprinting and photocopying services
- Branch banks
- Business and commercial trade schools
- Business and management consulting services
- Dance or music schools
- Dry cleaning collection and distribution centers
- Dry cleaning establishments in conjunction with retail dry cleaning collection and distribution centers using non-flammable and non-explosive fluids
- Emergency medical care facilities
- Employment agencies
- Hair, tanning, nail salons and personal care services
- Kennels
- Laundromats
- Locksmiths
- Martial arts instruction
- Office equipment rental and leasing services
- Photo drop off
- Photographic studios
- Quick printing
- Recycling drop-off
- Scientific and professional instrument repair
- Tailors
- Television, bicycle, clock, watch, shoe, gun, appliance and office equipment repair
- Travel agency
- Upholsterers
- Veterinarian offices

Accessory Uses

- Offices and storage of goods, and manufacture or repackaging of goods for on-site sale.

6.2.7 Wholesale Trade

Uses that involve the sale, lease, or rental of products primarily intended for industrial, institutional, or commercial businesses. Uses emphasize on-site sales or order-taking and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited. Products may be picked up on-site or delivered to the customer.

Uses

Mail order houses

Sale or rental of:

- Building materials (including gravel and lumber)
- Electrical supplies
- Equipment
- Heating and plumbing equipment
- Heavy trucks
- Janitorial supplies
- Machine parts
- Machinery
- Restaurant equipment
- Special trade tools
- Store fixtures
- Welding supplies

Wholesalers of:

- Alcoholic beverages
- Auto parts
- Building hardware
- Clothing
- Electronics
- Home furnishings
- Food

Accessory Uses

Offices, product repair, warehouses, minor fabrication services, limited retail areas, and repackaging of goods.

MINIMUM OFF-STREET PARKING REQUIREMENTS, NON-DVD ZONES

TABLE 8.A (continued)

See Table 8.B for DVD zones.

SF (square footage) means gross square footage or gross building area.

DU means dwelling unit.

USE	REQUIRED PARKING SPACES
COMMERCIAL	
Arena	Greater of 1 / 4 seats OR 10 / 1000 sf; minimum 20 spaces
Auditorium	Greater of 1 / 4 seats OR 10 / 1000 sf; minimum 20 spaces
Display store (furniture, carpet)	1 / 1000 sf
Entertainment	10 / 1000 sf
Financial institution, free-standing or as a ground-level service	4 / 1000 sf
Fuel sale/convenience store	5 / first 1000 sf. plus 3.5 each additional 1,000 Sf.
Health club	4 / 1000 sf
Passenger Terminals	Greater of 1 / employee OR 2 / 1000 sf of patron area; minimum 10 spaces
Hospital/medical center	1 / bed plus 0.5 / employee on largest shift
Hotel or motel	1 / bedroom plus 6 / 1000 sf of ballroom, meeting, and dining area
Nursing and convalescent home	0.25 / bed plus 0.5 / employee on largest shift
Recreation	10 / 1000 sf
Recreation facility	4 / 1000 sf
Restaurant (with wait staff)(1)	10 / 1000 sf
Fast-food restaurant (no wait staff)	12 / 1000 sf
Retail sales and services	
50,000 sf or less	3.5 / 1000 sf
More than 50,000 sf, or shopping center use	4 / 1000 sf
Stadium	Greater of 1 / 4 seats OR 10 / 1000 sf; minimum 20 spaces
Theater	Greater of 1 / 4 seats OR 10 / 1000 sf; minimum 20 spaces
Vehicle repair facility,	
Fuel sales only	5 / first 5000 sf of building area plus 1 / each additional 1000 sf
Sales/Service/repair facility	10 / first 5000 sf of building area plus 1 / each additional 1000 sf

NOTES:

1. MU-LI Zone: In buildings of less than 8,000 s.f. 4 spaces /1,000 s.f.
2. RCC Zone: 1 parking space per dwelling unit plus 10% for visitor parking.

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REQUIRED ACCESSIBLE PARKING SPACES
TABLE 9

Total Parking Spaces in Lot	Minimum Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	Two percent of total number
1,001 and over	Two percent of total number PLUS 1 / each 100 spaces over than 1,000

MINIMUM PARKING SPACE AND VEHICLE AISLE DIMENSIONS FOR HANDICAPPED SPACES
TABLE 10

Note: Refer to Figure 11-7-8 for handicapped spaces.

Angle	Type	Width	One-Way Aisle Width	Two-Way Aisle Width	Projection
0° (Parallel)	Accessible	15 ft (1)	10 ft	20 ft	15 ft (1)
	Van-Accessible	16 ft (1)	10 ft	20 ft	16 ft (1)
30 °	Accessible	15 ft (1)	11 ft	22 ft	15 ft
	Van-Accessible	16 ft (1)	11 ft	22 ft	15 ft
45 °	Accessible	15 ft (1)	13 ft	22 ft	17 ft
	Van-Accessible	16 ft (1)	13 ft	22 ft	17 ft
60 °	Accessible	15 ft (1)	16 ft	22 ft	18 ft
	Van-Accessible	16 ft (1)	16 ft	22 ft	18 ft
90 °	Accessible	15 ft (1)	20 ft	24 ft	17.5 ft
	Van-Accessible	16 ft (1)	20 ft	24 ft	17.5 ft

NOTE:

1 Includes parking space and passenger access aisle. See Section 11-1-12.

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**SHARED PARKING: PARKING OCCUPANCY RATES MATRIX
TABLE 11**

NOTE: Refer to Section 11-1-16 for instructions on using Table 11, Shared Parking.

Parking Occupancy Rates Matrix										
USE	M-F	M-F	M-F	M-F	M-F	Sat. & Sun.	Sat. & Sun.	Sat. & Sun.	Sat. & Sun.	Sat. & Sun.
	8am - 11am	11am - 2pm	2pm - 6pm	6pm - 12am	12am - 6am	8am - 11am	11am - 2pm	2pm - 6pm	6pm - 12am	12am - 6am
Arena	5%	30%	30%	100%	0%	100%	100%	100%	100%	0%
Fast Food Restaurant	100%	100%	100%	80%	10%	100%	100%	100%	80%	10%
Financial Institution	100%	100%	100%	0%	0%	100%	90%	100%	0%	0%
Major Retail and Shopping Center (over 50,000 sf)	90%	100%	100%	90%	5%	100%	95%	100%	80%	5%
Medical/Dental Office	95%	95%	90%	60%	0%	100%	30%	100%	0%	0%
Multi-Family Residential	80%	70%	80%	95%	100%	80%	70%	80%	95%	95%
Non-Medical/Dental Office	100%	90%	100%	25%	5%	100%	80%	100%	5%	5%
Place of Worship	10%	5%	10%	5%	5%	100%	50%	100%	25%	5%
Recreation Facility/ Health Club	80%	90%	80%	100%	0%	100%	70%	100%	80%	0%
Trade	70%	100%	70%	100%	10%	60%	90%	60%	100%	20%
Retail Sales and Services - General	85%	90%	90%	70%	5%	100%	95%	100%	60%	5%
School	100%	100%	100%	20%	5%	10%	5%	10%	10%	5%
Short-Term Lodging (Hotel)	90%	65%	70%	100%	100%	70%	65%	70%	50%	100%
Stadium	5%	30%	30%	100%	0%	100%	100%	100%	0%	0%
Theater (Movie)	20%	45%	60%	100%	10%	100%	95%	100%	100%	10%
Theater (Performing Arts)	10%	30%	30%	100%	0%	67%	45%	67%	100%	0%
Warehouse/Industrial Service	100%	90%	100%	20%	5%	5%	5%	5%	5%	5%

KEY:

M-F Monday through Friday

Sat. & Sun.

Saturday and Sunday

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MINIMUM REQUIRED OFF - STREET LOADING SPACES
TABLE 12

sf: square feet

USE CATEGORY	FLOOR AREA LOADING BERTH RATIOS		
	Gross Floor Area Requiring Initial Berth (square feet)	Gross Floor Area Requiring Second Berth (square feet)	Gross Floor Area Requiring Additional Berths
RESIDENTIAL			
Group Living	50,000	150,000	One per 400,000 sf or fraction thereof above 300,000 sf
Short-term Lodgings	10,000	150,000	One per 300,000 sf or fraction thereof above 200,000 sf
OFFICE			
All Categories	25,000	100,000	One per 300,000 sf above 200,000 sf
TRADE			
All Categories	10,000	40,000	One per 100,000 sf between 80,000 and 480,000 sf PLUS one per 200,000 sf above 480,000 sf
INSTITUTIONAL			
All Categories	10,000	100,000	One per 200,000 sf above 200,000 sf
INDUSTRIAL			
All Categories	5,000	40,000	One per 80,000 sf between 80,000 sf and 320,000 sf PLUS one per 150,000 sf above 320,000 sf
MULTIPLE USES			
Where buildings or sites contain multiple uses, off-street loading spaces must be supplied for each category of use in the number required for the square footage of that use. In the alternative, where multiple uses are situated in such a manner that the uses can be equally and conveniently served by common loading spaces, the building or site may be treated as though the entire square footages were employed under the Use Category for which the greatest number of spaces would be required.			

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