

**Attendees:**

- Dennis Buckley – Director of Zoning
- Paul Boucher – Assistant Zoning Official
- Lynn Haig – Director of Planning

**The statements below are a summary of the opinions expressed by those interviewed. The statements do not necessarily reflect City policy or objective facts.**

The City of Bridgeport is geographically diverse, with various zoning districts across its neighborhoods. The City of Bridgeport Department of Zoning is undertaking text edits to simplify the Zoning Code and has redrafted the Zoning Code for the OR (Office/Retail) and OR-G (Office/Retail General) Districts. The Zoning Code is inherently complex due to the complicated use history of Bridgeport, as many industrial and commercial zones overlay residential zones and there isn't a secure way to control development. The Department hopes that the City's Master Plan will set the political foundation for reexamination of the Zoning Code and Zoning Map which should reflect how Bridgeport hopes to grow and express future conditions. Further growth in residential zones could arise from clearer goals for where the growth should occur. Additionally, an accessible platform for seamless communication with residents and developers could create a zoning and permissions process that is transparent and easy to navigate.

**Vision for Bridgeport:**

- Make it more difficult to continue noncompliant uses in residential areas
- Better regulation of university housing
- Changes to parking requirements
  - Dropping the parking requirement would allow for additional housing development
  - Downtown has the ability to absorb the loss of street parking
  - Need to find the balance between parking and development
  - Parking needs are always changing and could be completely different in ten years; generational changes and technology could alter needs
- New permitting software and increased public information
  - Public doesn't really know what developments are happening in their neighborhood and there is no central platform for this information
  - Would like to have digital uploads for text changes and proposals that public can easily access
- Bike infrastructure throughout the city
  - Extension of Pequannock trail to Seaside Park
  - Bike Share – first and last mile transit, GBT involved
    - Currently surveying to gauge public interest
- The City's zoning map should be more forward looking and prescriptive rather than fixed to existing land uses
- A future land use map should be used to inform the City's zoning
  - For example, OR zone should show that we want to build upwards in this area
  - Zoning maps should be simpler and easier to digest
- Vision and standards are not in concert with each other – need to be reevaluated

- Should be tied to GIS and give information about properties
- Higher density zones are slowly expanding outwards
- Would like to see complete overhaul of zoning code (Lynn) – Master Plan can set the political foundation for this
  - Codes have not been updated in decades
  - Would like to see an intuitive code that lays out a vision for the city; it should incorporate graphics and be easy to understand
- Commissioners need training on zoning (Planning and Zoning and Zoning Board of Appeals)
  - UCONN training courses are good, but participation is voluntary
- Zoning changes to waterfront
  - The harbor and seaport have potential for development, Captains Cove is a good example of a successful waterfront enterprise.
  - Steelpointe Harbor is an underutilized area that is now being developed, might stimulate additional investment and redevelopment of area
  - There is a need to make it easier for everyone to understand what zoning allows and make the process more accessible
- Evaluate where certain zones are successful and highlight and continue that growth – growth cannot only be in the industrial sector