

City of Bristol



Zoning Regulations

Effective Date: December 15, 2025

With Amendments Through: December 15, 2025

Date of Initial Adoption of Zoning: March 17, 1931

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Article I – Regulatory Basics

Section 1. General Provisions

1.1 Intent and Purpose

These Regulations are adopted by the Bristol Zoning Commission under the General Statutes of the State of Connecticut for the following purposes:

- A. To promote and to protect the public health, safety, and welfare of the residents of the City of Bristol, Connecticut, and of the public generally;
- B. To conserve the value of buildings and to encourage the most appropriate use of land throughout the City of Bristol in accordance with the City's Plan of Development;
- C. To lessen congestion in the streets;
- D. To secure safety from fire, panic, flood and other dangers;
- E. To provide adequate light and air;
- F. To prevent the overcrowding of the land and to avoid undue concentration of population;
- G. To facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;
- H. To protect natural and historic resources of the City and to maintain the stability of residential, commercial and industrial areas;
- I. To divide the City into zoning districts and to regulate therein the location, construction, reconstruction, alteration and use of buildings and structures and the use of land for residential, business, industrial and other purposes;
- J. To maintain a proper balance of residential, commercial and industrial uses.
- K. To protect existing and potential public surface and ground water drinking supplies;
- L. To encourage energy-efficient patterns of development, the use of solar and other renewable forms of energy, and energy conservation; and,
- M. To encourage the development of housing opportunities for all citizens of the City, consistent with soil types, terrain and infrastructure capacity.

1.2 Validity

If any section, paragraph, subdivision, clause or provision of these Regulations is adjudged to be invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged, and the remainder of these Regulations shall be deemed valid and effective.

1.3 Effective Date

The effective date of these Regulations shall be December 15, 2025.

1.4 Rules

In the construction of these Regulations, the rules and definitions contained in this Section shall be observed and applied, except where the context clearly indicates otherwise.

- A. Words used in the singular may include the plural, and the plural the singular; words used in the present tense may include the future tense.
- B. The word "shall" is mandatory and not discretionary or directory.

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- C. The word "may" is permissive.
- D. The word "lot" shall include the words "piece" and "parcel".
- E. The words "zone", "zoning district", and "district" shall have the same meaning.
- F. The phrase "used for" shall include the phrases "arranged for", "designed for", "intended for", "maintained for" and "occupied for", and vice versa.
- G. The phrase "these Regulations" shall refer to the entire Zoning Regulations of the City of Bristol.
- H. The word "Section" shall refer to a section of these Regulations, unless otherwise specified.
- I. The word "person" shall include any individual, firm, partnership, corporation, association, organization or other legal entity.
- J. The word "building" shall include the word "structure", and any part thereof.
- K. The word "built" shall include the words "erected", "constructed", "reconstructed", "altered", "enlarged", or "occupied".
- L. The "City" means the City of Bristol, Connecticut.
- M. The "State" means the State of Connecticut.
- N. The "Commission" means the Planning or Zoning Commission of the City of Bristol, unless otherwise specified.
- O. Any agency, commission, board or department is that of the City of Bristol, unless otherwise specified.
- P. The word "original" means the conditions existing at the effective date of these Regulations.
- Q. Words which are specifically masculine or feminine shall be interpreted as interchangeable.

1.5 Acceptable References for Definitions

Words used in these Regulations shall be determined to have the meanings as defined in Article V of these Regulations. Doubt as to the precise meaning of other words and terms shall be determined by the Commission after reference to:

- A. The Connecticut General Statutes
- B. Black's Law Dictionary
- C. The Illustrated Book of Development Definitions, Fourth Edition
- D. Webster's Third New International Dictionary

1.6 Other Provisions

1.6.1 Compliance with Regulations

Except as otherwise provided herein, no land, building or structure or part thereof shall be constructed, reconstructed, erected, extended, enlarged, moved, arranged, altered or used, or the use changed, or the dimensional requirements of lots, yards or courts changed, except in conformity with the requirements of these Regulations for the zoning district in which such land, building, structure or use is located.

1.6.2 Change of Use

Any change of use proposed for or within an existing structure, occupied or vacant, or for an existing lot, shall require a Zoning Permit from the Zoning Enforcement Officer in accordance with Section 16.1 of these Regulations. Any proposed re-use which requires more parking than the use it is intended to replace shall not be allowed unless such additional parking shall be provided.

1.7 Nonconforming Lots, Uses, Structures, and Site Features

1.7.1 Purpose

Within the zoning districts established by these Regulations or by amendments that may later be adopted, there exist lots, uses, structures and site features which were lawful at the time these Regulations were adopted or amended but which would be prohibited, regulated, or restricted under the provisions of these Regulations or future amendments. Such lots, uses, structures and site features are declared by these Regulations to be non-conforming. It is the intent of these Regulations to permit these non-conformities to continue without adversely impacting surrounding uses. It is further the intent of these Regulations that non-conformities shall not be enlarged upon, expanded or extended if such a change would increase the non-conformity, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district.

- A. Non-conforming uses are declared by these Regulations to be incompatible with permitted uses in the districts involved. After the effective date of adoption or amendment of these Regulations, a non-conforming use or a non-conforming structure shall not be extended or enlarged. The attachment to a building or land of additional signs intended to be seen from off the premises, or by the addition of another non-conforming use shall be deemed to be an expansion of the existing non-conforming use.
- B. To avoid undue hardship, nothing in these Regulations shall be deemed to require a change in the plans, construction, or designated use of any structure on which actual construction was lawfully begun prior to the effective date of adoption or amendment of these Regulations and upon which actual construction has been carried on diligently. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where excavation or demolition or removal of an existing structure has been substantially begun preparatory to rebuilding, such excavation or demolition or removal shall be deemed to be actual construction, provided that work shall be carried on diligently.

1.7.2 Non-Conforming Lots

In any zone, a principal building and customary accessory buildings or structures may be erected on a lot which exists as of the effective date of adoption or amendment of these Regulations, notwithstanding requirements imposed by other provisions of these Regulations. This provision shall apply even though such lot fails to meet the lot area and/or lot width requirements of the district in which such lot is located, provided that the yard dimensions and requirements other than those applying to lot area and/or lot width shall conform to the requirements of the district in which such lot is located.

1.7.3 Non-Conforming Uses

Where a lawful use of a structure and/or land exists as of the effective date of adoption or amendment of these Regulations which is no longer permitted under the provisions of these Regulations as adopted or amended, such use may be continued so long as it remains otherwise lawful, subject to the following provisions:

- A. Such non-conforming use shall not be enlarged or increased, nor extended to occupy a greater floor area or area of land than was occupied by the use as of the effective date of adoption or amendment of these Regulations.
- B. Such non-conforming use shall not be moved in whole or in part to any portion of the land other than that occupied by the use as of the effective date of adoption or amendment of these Regulations.
- C. Any existing structure devoted in whole or in part to such non-conforming use shall not be enlarged, extended, constructed, reconstructed, moved, or structurally altered in a manner which increases the non-conformity of the use, or except to change the use of the structure to a use permitted in the district in which it is located.

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- D. Such non-conforming use may be extended throughout any part of an existing structure that was manifestly arranged or designed for such use as of the effective date of adoption or amendment of these Regulations, but no such use shall be extended to occupy any land outside the structure.
- E. If such non-conforming use or existing structure devoted in whole or in part thereto is damaged or destroyed by any means, it may be repaired or replaced to an extent which does not increase the non-conforming use. Such repair or replacement shall commence within 6 months after the damage or destruction occurs and shall be completed within 18 months after commencement. If such repair or replacement is not accomplished within such time periods, and if the owner does not demonstrate an intent to continue the use, the non-conforming use shall not thereafter be resumed.
- F. If such non-conforming use is superseded by a permitted use, it shall thereafter conform to the requirements of the district in which it is located, and the non-conforming use shall not thereafter be resumed.
- G. Such non-conforming use may be changed to another non-conforming use with the approval of the Zoning Enforcement Officer. In approving such a change, the Zoning Enforcement Officer shall find that the proposed use is equally appropriate or more appropriate to the district than the existing non-conforming use.

1.7.4 Non-Conforming Structures

Where a lawful structure exists as of the effective date of adoption or amendment of these Regulations which could not be built under the provisions of these Regulations as adopted or amended by reason of restrictions on area, lot coverage, height, yards, its location on the lot, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

- A. Such non-conforming structure shall not be enlarged or altered in a manner which increases the non-conformity but may be altered to decrease the non-conformity.
- B. If such non-conforming structure is damaged or destroyed by any means, it may be repaired or replaced to an extent which does not increase the non-conformity. Such repair or replacement shall commence within 6 months after the damage or destruction occurs and shall be completed within 18 months after commencement. If such repair or replacement is not accomplished within such time periods, and if the owner does not demonstrate an intent to restore the structure, the structure shall be reconstructed in conformity with the requirements of the district in which it is located.
- C. Such non-conforming structure shall not be moved for any reason for any distance whatsoever in a manner which increases the non-conformity but may be moved to decrease the non-conformity.

1.7.5 Non-Conforming Site Features

Where a lawful site feature, including but not limited to parking, loading or landscaping, exists at the effective date of adoption or amendment of these Regulations which does not comply with the provisions of these Regulations as enacted or amended by reason of restrictions as to its location on the lot or other requirements applicable thereto, such feature may be continued so long as it remains otherwise lawful, subject to the following provision:

- A. Such non-conforming feature shall not be enlarged, reconstructed, moved or altered in a manner which increases the non-conformity but may be enlarged, reconstructed, moved, maintained, or altered to decrease the non-conformity.

1.7.6 Repairs and Maintenance

- A. Ordinary repairs may be made or remodeling done to any structure devoted in whole or in part to a non-conforming use, provided that such work does not increase the non-conformity.
- B. Nothing in these Regulations shall be deemed to prevent the strengthening or restoring to a safe condition of any non-conforming structure or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

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Section 2. Establishment of Zoning Districts and Official Zoning Map

2.1 Establishment of Zoning Districts

The City is hereby divided into the following Zoning Districts with purposes as stated below:

2.1.1 Single Family Residential Zones

The Single-Family Residential Zones are intended to provide suitable areas for appropriate residential development while offering a range of lot sizes that may be served efficiently by municipal utilities and facilities. The zones are also intended to accommodate certain non-residential uses which are compatible with residential uses while preserving property values and maintaining a predominately residential neighborhood setting. The zones include:

- R-10 Single-Family Residential Zone
- R-15 Single-Family Residential Zone
- R-25 Single-Family Residential Zone
- R-40 Single-Family Residential Zone

2.1.2 RM-5 Mixed Residential Zone

The RM-5 Mixed Residential Zone is intended to accommodate a variety of housing types including single-family and two- and three-family dwellings on small lots.

2.1.3 RT-5 Residential Transition Zone

The RT-5 Zone is intended to accommodate a transition of uses and residential densities between downtown Bristol and its adjacent residential neighborhoods, while maintaining the existing residential neighborhood appearance of the area.

2.1.4 A Multi-Family Residential Zone

The A Multi-Family Residential Zone is intended to provide areas appropriate for low- and medium-density multi-family development outside of the downtown, as identified in the City's Plan of Development, including areas along major commercial thoroughfares and on the fringes of single-family neighborhoods to serve as a transitional use between such neighborhoods and non-residential areas.

2.1.5 OSD Open Space Development Zone

The OSD Open Space Development Zone is a floating overlay zone that is intended to accommodate alternative forms of residential development which:

- A. Reduce required minimum lot sizes or provide for the clustering of dwelling units while, at the same time, providing for the preservation of land for open space, recreational and/or other public purposes in an amount greater than would occur in a conventional development; and,
- B. Through the design and layout of streets, lots, dwelling units and open spaces, accomplish the following purposes:
 1. conserve and protect natural and scenic features including rivers, streams and lakes, wetlands, forests, historic sites, and ridgetops;
 2. provide, in appropriate areas of population concentration, land for active recreational use;
 3. retain fish and wildlife habitat areas and nature observation areas;
 4. protect natural drainage ways and flood water detention and retention areas; and,
 5. protect surface and subsurface water supplies.

2.1.6 BN Neighborhood Business Zone

The BN Neighborhood Business Zone is intended to accommodate but be generally limited to small, convenience-type retail stores and service establishments primarily serving the daily needs of the neighborhood in which they are located.

2.1.7 BG General Business Zone

The BG General Business Zone is intended to accommodate larger retail and service establishments primarily serving the needs of the entire City, including automobile-oriented uses.

2.1.8 BD Downtown Business Zone

The BD Downtown Business Zone is intended to accommodate the major retail, governmental, institutional, office and cultural activities of the City within a concentrated, compact, pedestrian-oriented central business district, as identified in the City's Plan of Conservation and Development. The Downtown Business zone is also intended to accommodate high-density residential development in support of such activities.

2.1.9 BHC Route 72 Corridor Business Zone

The BHC Route 72 Corridor Business Zone is intended to accommodate retail, service, office, and residential uses in a manner consistent with, and in furtherance of, the goals, policies and recommendations contained in the "Route 72 Corridor Land Use and Transportation Master Plan", adopted by the Bristol Planning Commission on April 28, 2005.

2.1.10 I General Industrial Zone

The I General Industrial Zone is intended to accommodate older industrial uses and heavy commercial operations and is intended to be less restrictive than the Industrial Park zones.

2.1.11 Industrial Park Zones

The Industrial Park Zones are intended to provide a favorable and stable environment for the growth of new industry and commercial enterprises to strengthen Bristol's employment opportunities and economy. The Industrial Park zones, and the controls so designed in each zone, are intended to foster coherent development of manufacturing, warehousing, distribution plants, research and development offices, commercial facilities, and supporting private and public facilities at modern site development standards, while minimizing disturbances to residential areas. The zones include:

- IP-1 Industrial Park Zone
- IP-3 Industrial Park Zone
- IP-5 Industrial Park Zone

2.2 Official Zoning Map

The boundaries of zoning districts are established as shown on the Official Zoning Map of the City of Bristol entitled "Zoning Map of the City of Bristol, Connecticut", Effective Date: December 15, 2025, as may be amended, and filed in the office of the City Clerk. This map, together with all explanatory matter therein, is hereby adopted by reference and declared to be a part of these Regulations. As a matter of policy, the establishment or amendment of zoning district boundaries should result in district boundaries that are consistent with parcel boundaries.

2.2.1 Interpretation of Zoning District Boundaries

In interpreting the boundaries of zoning districts as shown on the Official Zoning Map, the following rules shall apply:

- A. Boundaries indicated as abutting the right-of-way lines of streets, highways or alleys shall be construed to extend to the center line of such streets, highways, or alleys.
- B. Boundaries indicated as approximately following plotted lot lines shall be construed to follow such lot lines as shown on the City Assessor's maps.
- C. Boundaries indicated as following railroad lines shall be construed to extend to the center line of the main tracks.
- D. Boundaries indicated as following shorelines shall be construed to follow such shorelines and, in the event of change in the shoreline, shall be construed to move with the actual shoreline; boundaries indicated as approximately following the center line of streams, rivers, or other watercourses shall be construed to follow such center line.
- E. Boundaries indicated as parallel to or extensions of features indicated above shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.
- F. In cases of uncertainty as to the location of boundaries of zoning districts, the Commission shall adopt an amendment to the zoning map.

Article II – Uses and Zoning Districts

Section 3. Overview and Prohibited Uses

3.1 General

No use is permitted unless it is allowed by this Article as an as of right use, by Zoning Permit, or by Special Permit. Uses permitted as principal, accessory, or temporary uses within each zoning district are those uses identified in this Article.

3.2 Uses Not Identified

If a particular use is not identified in this Article, and such use is not identified as a prohibited use in Section 3.3 and is not otherwise prohibited by law, the Zoning Enforcement Officer (ZEO) shall determine whether a materially similar use exists in this Article. A use not specifically identified in this Article is prohibited unless determined to be materially similar to a permitted use. The ZEO shall determine if a use not identified as a permitted use can reasonably be interpreted to fit into a use category where similar uses are described. The ZEO may consult with the Zoning Commission in making a determination.

Should the ZEO determine that a materially similar use does exist, the regulations governing that use shall apply to the particular use not identified, and the ZEO’s decision shall be recorded in writing. Should the ZEO determine that a materially similar use does not exist, the use shall not be permitted.

3.3 Prohibited Uses

Any use not permitted by these Regulations shall be deemed to be prohibited. Where the permissibility of a proposed use is uncertain in a zoning district, the Zoning Enforcement Officer (ZEO) shall make the determination as to whether the proposed use is permitted in that district or is prohibited. The ZEO shall also determine the appropriate permit and site plan requirement. The ZEO may consult with the Zoning Commission in making a determination.

3.4 Location of Use in Business Zones

Except as otherwise provided herein, all uses in the BN, BG, BD, and BHC business zones shall be conducted entirely within a building.

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Section 4. Principal Use Regulations

4.1 Principal Use Summary Table: Residential Districts

The table below indicates the permitted principal uses in Bristol by residential district. Uses are permitted by Zoning Permit (ZP), Site Plan Application (SPA), or by Special Permit (SP). Uses prohibited within a district are identified by a dash (—).

Principal Use	Residential Districts						
	R-10	R-15	R-25	R-40	RM-5	RT-5	A
Adaptive Reuse of Non-Residential Buildings	SP	SP	SP	SP	SP	SP	SP
Adult Day Care Center	SP	SP	SP	SP	SP	SP	—
Business or Professional Office	SP	SP	—	—	SP	SP	—
Cemetery	SP	SP	SP	SP	SP	—	—
Child Care Center	SP	SP	SP	SP	SP	SP	—
Civic Facility	SP	SP	SP	SP	SP	SP	—
Commercial Greenhouse	SP	SP	SP	SP	—	—	—
Community Residence	ZP	ZP	ZP	ZP	ZP	ZP	SPA
Community Youth Organization	SP	SP	SP	SP	SP	SP	—
Conversion of Historic Dwellings	SP	SP	—	—	SP	SP	—
Conversion to Three-Family	—	—	—	—	—	SPA	—
Conversion to Two-Family	—	—	—	—	—	SPA	—
Cultural Institution	SP	SP	SP	SP	SP	SP	—
Emergency Housing Shelter	—	—	—	—	—	SP	—
Farm	ZP	ZP	ZP	ZP	—	—	—
General Medical or Surgical Hospital	SP	SP	SP	SP	SP	SP	—
Golf Course	SP	SP	SP	SP	—	—	—
Government or Non-Profit Housing	—	—	—	—	—	—	SP
Group Child Care Home	ZP	ZP	ZP	ZP	ZP	ZP	SPA
Manufactured Home Park	SP	SP	SP	—	—	—	SP
Medical Office	SP	SP	—	—	SP	SP	—
Non-Profit Private School	SP	SP	SP	SP	SP	SP	—
Nursery	SP	SP	SP	SP	—	—	—
Nursing or Convalescent Home	SP	SP	SP	SP	SP	SP	—
Park or Open Space	ZP/SPA ¹	ZP/SPA ¹	ZP/SPA ¹	ZP/SPA ¹	ZP/SPA ¹	ZP/SPA ¹	—
Personal Service Establishment	—	—	—	—	SP	SP	—
Public Utility Building or Facility	SP	SP	SP	SP	SP	SP	—
Religious Organization or Institution	SP	SP	SP	SP	SP	SP	—
Residential, Multi-Family	—	—	—	—	—	—	SPA/SP ²
Residential, Single-Family	ZP	ZP	ZP	ZP	ZP	ZP	SPA/SP ²
Residential, Three-Family	—	—	—	—	ZP	ZP	SPA/SP ²
Residential, Two-Family	—	—	—	—	ZP	ZP	SPA/SP ²
Restaurant, Sit Down	—	—	—	—	—	SP	—

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Principal Use	Residential Districts						
	R-10	R-15	R-25	R-40	RM-5	RT-5	A
Seasonal Camps and Cottages	SP	SP	SP	SP	—	—	—
Senior Housing	SP	SP	SP	SP	SP	SP	SPA/SP ³
Social Services Agency or Charitable Institution	SP	SP	SP	SP	SP	SP	—
Specialty Food or Beverage Establishment	—	—	—	—	—	SP	—
Specialty Retail	—	—	—	—	—	SP	—
Stable	SP	SP	SP	SP	—	—	—
Unified Residential Development	—	—	—	—	SP	SP	—

1. See Section 4.3.18 for information on required permit
 2. See Section 7.2.3 for information on required permit
 3. See Section 4.3.21 for information on required permit

4.2 Principal Use Summary Table: Commercial, Industrial, and Mixed-Use Districts

The table below indicates the permitted principal uses in Bristol by commercial, industrial, and mixed-use districts. Uses are permitted by Zoning Permit (ZP), Site Plan Application (SPA), or by Special Permit (SP). Uses prohibited within a district are identified by a dash (—). See Section 8 for additional permit and site plan requirements specific to each district.

Principal Use	Commercial, Industrial, and Mixed-Use Districts							
	BN	BG ¹	BD	BHC ²	I	IP-1	IP-3	IP-5
Adaptive Reuse of Non-Residential Buildings	SP	SP	SP	SP	SP	—	—	—
Adult Day Care Center	SPA	SPA	ZP	SPA	—	—	—	—
Animal Day Care Facility	—	—	—	—	SP	SP	SP	SP
Animal Grooming Establishment	SPA	SPA	ZP	SPA	—	—	—	—
Animal Hospital	—	SPA	—	SPA	—	—	—	—
Assisted Living Facility	—	—	SP	—	—	—	—	—
Bank	SPA	SPA	ZP	SPA	—	SP	SP	SP
Bar or Club	—	SP	ZP	SP	—	—	—	—
Boat or Recreational Vehicle Sales and Service	—	SP	—	—	SP	—	—	—
Brewpub	—	SP	ZP	SP	SP	—	—	—
Building Services	—	SPA	—	SP	SPA	—	—	—
Building Supply	—	SPA	—	—	SPA	—	—	—
Bus Yard	—	—	—	—	SPA	—	—	—
Business or Professional Office	SPA	SPA	ZP	SPA	SPA	SPA	SPA	SPA
Cannabis Cultivation and Micro-Cultivation (Indoor Only)	—	—	—	—	SP	SP	SP	SP
Car or Truck Wash	—	SP	—	SP	SP	—	—	—
Catering Service	—	SPA	—	SPA	—	—	—	—

Principal Use	Commercial, Industrial, and Mixed-Use Districts							
	BN	BG ¹	BD	BHC ²	I	IP-1	IP-3	IP-5
Cemetery	—	SP	—	—	—	—	—	—
Child Care Center	SPA	SPA	ZP	SPA	SP	SP	SP	SP
Climate Controlled Self-Storage Facility	—	—	SP	SPA	SPA	—	—	—
Civic Facility	SP	SP	ZP	SP	SPA	SPA	SPA	SPA
Commercial Greenhouse	—	—	—	—	SPA	SPA	SPA	SPA
Commercial Kennel	—	—	—	—	SP	SP	SP	SP
Commercial Parking Lot or Structure	—	SP	SP	SP	—	—	—	—
Commercial Recreation Facility	—	SP	—	—	—	—	—	—
Community Youth Organization	SP	SPA	ZP	SPA	—	—	—	—
Composting Facility	—	—	—	—	SP	—	—	—
Contractor Yard	—	—	—	—	SPA	SP	SP	SP
Convenience Store	SPA	SPA	ZP	SPA	—	—	—	—
Conversion to Three-Family	SPA	SPA	—	—	—	—	—	—
Conversion to Two-Family	SPA	SPA	—	—	—	—	—	—
Cultural Institution	SP	SPA	ZP	SPA	—	—	—	—
Data Center (15,000 sf or less)	—	—	—	SPA	SPA	SPA	SPA	SPA
Data Center (15,001-250,000 sf)	—	—	—	—	SP	SP	SP	SP
Drugstore	SPA	SPA	ZP	SPA	—	—	—	—
Emergency Housing Shelter	—	—	—	—	—	—	—	—
Environmental Service Facility	—	—	—	—	SP	SP	SP	SP
Equipment Rental or Leasing	—	SPA	—	—	SPA	—	—	—
Fitness Club	SPA	SPA	ZP/ SP ¹	SPA	SPA	SPA	SPA	SP
For Profit School or Studio	SPA	SPA	ZP	SPA	SPA	SP	SP	SP
Fuel Oil Dealer	—	—	—	—	SPA	—	—	—
Fuel Oil and Heating Fuel Storage Facility	—	—	—	—	SP	SP	SP	SP
Funeral Home or Mortuary	—	SP	—	—	—	—	—	—
Garden Supply	—	SPA	—	SPA	—	—	—	—
Government Office or Building	—	SPA	—	SPA	SPA	SPA	SPA	SPA
Grocery Store	SPA	SPA	ZP	SPA	—	—	—	—
Health Care Clinic	SP	SPA	ZP	SPA	—	SP	SP	SP
Helicopter Landing Facility	—	SP	—	—	—	—	—	—
High Technology Business	—	—	ZP/SP ²	—	SPA	SPA	SPA	SPA
Hotel or Motel	—	SP	SP	SP	—	SP	SP	SP
Indoor Entertainment Facility	—	SPA	ZP	SPA	SP	—	—	—

Principal Use	Commercial, Industrial, and Mixed-Use Districts							
	BN	BG ¹	BD	BHC ²	I	IP-1	IP-3	IP-5
Indoor Recreation Facility	—	—	SP	SPA	—	—	—	—
Industrial Laundry or Dry Cleaning	—	—	—	—	SPA	—	—	—
Junkyard	—	—	—	—	SP	—	—	—
Kitchen Incubator	—	—	ZP	—	—	—	—	—
Laundromat	SPA	SPA	ZP	—	—	—	—	—
Live-Work Units	—	—	ZP	—	—	—	—	—
Manufacturing Facility	—	—	—	—	SPA	SPA	SPA	SPA
Medical Laboratory	—	SPA	—	SPA	SP	SP	SP	SP
Medical Office	SPA	SPA	ZP	SPA	SPA	SPA	SPA	SPA
Membership Organization	SP	SPA	ZP	SPA	—	—	—	—
Microbrewery	—	SPA	ZP	SPA	SP	SPA	SPA	SPA
Mixed-Use Development	SP	SP	SPA	SP	—	—	—	—
Motor Vehicle Detailing Facility	—	SPA	—	—	SPA	—	—	—
Motor Vehicle Filling Station	—	SP	—	SP	SP	—	—	—
Motor Vehicle Junk Yard	—	—	—	—	SP	—	—	—
Motor Vehicle Rental or Leasing	—	SP	—	—	SP	—	—	—
Motor Vehicle Repair or Service Facility	—	SP	—	—	SP	—	—	—
Motor Vehicle Sales	—	SP	—	—	SP	—	—	—
Nursery	—	SPA	—	SP	SP	—	—	—
Nursing or Convalescent Home	—	SP	SP	—	—	—	—	—
Outdoor Entertainment Facility	—	SP	—	—	—	—	—	—
Pawn Shop	—	SP	—	—	—	—	—	—
Personal Service Establishment	SPA	SPA	ZP	SPA	—	—	—	—
Printing Shop	—	SPA	ZP	SPA	SPA	SPA	SPA	SPA
Public Utility Building or Facility	SP	SP	ZP	SP	SPA	SPA	SPA	SPA
Public Warehouse	—	SP	—	—	SPA	SPA	SPA	SPA
Radio or Television Broadcast Facility	—	SPA	ZP	SPA	—	SPA	SPA	SPA
Recycling Facility	—	—	—	—	SP	—	—	—
Religious Organization or Institution	SP	SP	ZP	SP	—	—	—	—
Removal of Earth Materials	—	—	—	—	SP	—	—	—
Renewable Energy Generation Facility	—	—	—	—	SP	—	—	—
Residential, Three-Family	—	—	—	—	—	—	—	—
Residential, Two-Family	—	—	—	—	—	—	—	—
Restaurant, Fast Food	—	SP	ZP	SP	—	—	—	—
Restaurant, Sit-Down	SPA	SPA	ZP	SPA	SP	SP	SP	SP
Restaurant, Take Out	SPA	SPA	ZP	SPA	SP	SP	SP	SP

Principal Use	Commercial, Industrial, and Mixed-Use Districts							
	BN	BG ¹	BD	BHC ²	I	IP-1	IP-3	IP-5
Retail Dry Cleaner or Laundry	SPA	SPA	—	SPA	—	—	—	—
Retail Store	SPA	SPA	ZP	SPA	—	—	—	—
Retail Store-Large Goods	—	SPA	—	SPA	—	—	—	—
Sanitary Services Yard	—	—	—	—	SPA	—	—	—
Self-Storage Facility	—	SP	—	—	SPA	—	—	—
Social Services Agency or Charitable Institution	SP	SPA	ZP	SPA	—	—	—	—
Specialty Food or Beverage Establishment	SPA	SPA	ZP	SPA	—	—	—	—
Specialty Food or Beverage Manufacturer	—	SPA	—	—	SPA	SPA	SPA	SPA
Specialty Retail	SPA	SPA	ZP	SPA	—	—	—	—
Specialty Service Establishment	—	SPA	—	SPA	SPA	—	—	—
Specialty Trade Contractor	—	—	—	SP	SPA	SPA	SPA	SPA
Taxicab Service	—	—	ZP	—	SPA	—	—	—
Tennis or Racquet Clubs	—	—	SP	—	SP	—	—	—
Trucking and Courier Service	—	—	—	—	SPA	SPA	SPA	SPA
Wholesale Business	—	SPA	—	—	SPA	SPA	SPA	SPA
Wholesale or Distribution Facility	—	—	—	—	SPA	SPA	SPA	SPA
Wood Processing Facility	—	—	—	—	SP	—	—	—

1. See Section 8.3.1 for conditions that require a Special Permit.
2. See Section 8.5.1 for conditions that require a Special Permit.

4.3 Use Specific Regulations

The following regulations are applicable to the specified uses across all districts where such uses are permitted unless otherwise stated.

4.3.1 Adaptive Reuse of Existing Non-Residential Principal Buildings

The adaptive reuse of existing non-residential principal buildings may be allowed subject to Special Permit and Site Plan approvals in accordance with Sections 16.1 and 16.2 and the following provisions:

- A. The existing building shall contain a minimum of 1,500 square feet gross floor area.
- B. The building shall be re-used for one or more of the following purposes:
 - 1. Any use allowed by Special Permit in accordance with Section 4.1.
 - 2. Dwelling units, subject to the provision of subsection H below.
 - 3. Business or professional offices, including medical or dental offices.
 - 4. Arts and craft facilities.
 - 5. Studios of dance, photography, graphic design, painting or similar artistic endeavors.
 - 6. Auditoriums or stage theaters.
 - 7. High-technology businesses without a manufacturing component.
 - 8. Boutiques or similar specialty retail establishments.
 - 9. Specialty food or beverage establishments.

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- 10. Non-profit or for-profit educational institutions.
- 11. Personal service establishments
- C. The building shall be served by public sewer and public water systems.
- D. The Commission shall determine that the existing building and its environs will be suitable for adaptive reuse and that the proposed use(s) will be in harmony with the surrounding neighborhood and consistent with the goals and policies of the city's Plan of Conservation and Development.
- E. Any alterations made to the exterior of the existing building shall not detract from its architectural style.
- F. Where feasible, no fire escape or stairway shall be added to any street-facing exterior wall of the building. If such requirement is not feasible, such fire escapes or stairways shall be architecturally compatible with the building.
- G. The Commission may permit an addition to the existing building, provided that:
 - 1. The addition shall not exceed 50% of the gross floor area of the existing building.
 - 2. The addition shall conform to all other zoning requirements of the zoning district in which it is located.
 - 3. The addition shall be architecturally compatible with and in scale to the existing building.
- H. The maximum number of dwelling units permitted in the building shall be determined by dividing the gross residential floor area by 1,000 and rounding down to the nearest whole number.
[For example: 14,500 sf of gross residential floor area/1,000=14.5 which would be rounded down to a maximum of 14 dwelling units permitted]
- I. All parking requirements shall be in accordance with Section 13.
- J. The proposal shall be referred to the Planning Commission for a binding recommendation in accordance with the provisions of Section 16.2.5.

4.3.2 Business or Professional Office

If located within the R-10 or R-15 Districts:

- A. The office shall only be permitted on lots that abut a non-residential or multi-family district.
- B. The office shall be located in an existing building or, if new construction, the building shall be of residential design in terms of scale, roof line, bulk and other design considerations.
- C. The office shall be limited to not more than 2,000 square feet of gross floor area.

4.3.3 Cannabis Cultivation and Micro-Cultivation

- A. All cannabis cultivators and micro-cultivators shall be conducted in accordance with Article VIII of the City of Bristol Code of Ordinances.
- B. Cannabis cultivation and cannabis micro-cultivation shall only be permitted as indoor uses. The outdoor cultivation of cannabis is prohibited within the City of Bristol.
- C. Cannabis cultivation facilities shall be located at least 500 feet from a residential zone in existence as of [insert effective date of regulation]. Micro-cultivation facilities shall be located at least 250 feet from a residential zone in existence as of [insert effective date of regulation]. The distance requirement shall be measured by taking the nearest straight line between the facility building and the zoning boundary.
- D. Consistent with Section 13-125 of the City of Bristol Code of Ordinances, no cannabis cultivator or micro-cultivator shall be permitted to operate on a site that is within 250 feet of any school, church, hospital, municipal park or municipal recreational facility as measured by taking the nearest straight line between the respective lot boundaries of said sites. The establishment of one of these uses within 250 feet of an existing cannabis cultivator or micro-cultivator shall not cause the cultivator or micro-cultivator to be non-conforming.

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- E. No cannabis cultivator or micro-cultivator shall be located within 1,000 feet of another cannabis cultivator or micro-cultivator. The distance requirement shall be measured by taking the nearest straight line between the respective lot boundaries of the sites.
- F. The facility shall not generate waste or emissions that result in adverse environmental impacts to surrounding properties and mitigation measures shall be taken to control the generation of odor.
- G. The Police Department shall review and approve a proposed security plan for the facility prior to granting of a Special Permit.
- H. The Fire Marshal Office/Fire Department shall review and approve the planned location(s) for the storage of fertilizers associated with cannabis production and proposed fire detection and suppression systems prior to granting of a Special Permit.
- I. The applicant shall have received a provisional license (or equivalent) approval from the Connecticut Department of Consumer Protection prior to granting of a Special Permit.

4.3.4 Climate Controlled Self-Storage Facilities

- A. A climate controlled self-storage shall only be allowed within an existing structure, containing a minimum of 50,000 square feet and a minimum of 4 floors.
- B. Not more than 60% of the ground floor shall be utilized as part of a climate controlled facility. This shall include, but not be limited to storage units, administrative offices, loading areas, lobbies, or other similar related elements.
- C. No storage units shall be constructed along any street level, street facing wall.
- D. Contents of a storage unit shall not be visible from the exterior of the building.
- E. The principal entrance to the facility shall not face Main Street, North Main Street, Church Street, or Riverside Avenue.
- F. Loading zones and/or loading docks shall be appropriately screened, limiting an unobstructed view of said lading zone and/or loading dock from the street.

4.3.5 Commercial Greenhouses

- A. Minimum lot size is 2 acres within residential districts.
- B. No accessory building shall be located within 50 feet of the street line or within 100 feet of the side or rear lot lines within residential districts.

4.3.6 Commercial Kennels

When located adjacent to a residential district, no accessory building shall be located within 100 feet of the residential district line.

4.3.7 Commercial Parking Lots and Structures

See Section 8.4.2.B..10 for street-level frontage requirements applicable to parking structures in the BD Zone.

4.3.8 Contractor Yard

Within the IP-1 or IP-3 zones contractor yards are subject to the following provisions:

- A. The site shall contain at least 5 acres.
- B. The principal offices of the companies which the site serves shall be located on the property and shall occupy a minimum of 1,000 square feet of the gross floor area of any principal building on the site.
- C. Any provisions for outside storage of goods or materials shall be approved by the Commission and shall comply with the requirements of Sections 5.4.17 and Section 11.1.
- D. Any provisions for outside overnight parking of vehicles or equipment shall be approved by the Commission and shall comply with the requirements of Section 13.14 and Section 11.1.

4.3.9 Conversion of Historic Dwellings

The conversion of historic dwellings shall be conducted in compliance with the following standards:

- A. The applicant shall submit such information as is necessary to demonstrate that, at project completion, the building's exterior and interior shall be in a condition acceptable to the Zoning Commission. Any rehabilitative measures undertaken shall be done in conformance with the U.S. Secretary of the Interior's Standards for Rehabilitation.
- B. Alterations made to the exterior of the building shall not detract from its residential appearance or architectural style.
- C. Fire escapes or stairways added to the exterior of the dwelling shall not be allowed on any wall facing a street.
- D. All parking requirements shall be in accordance with Section 13. for the proposed use(s). The Commission may reduce the number of required parking spaces if, in its judgment, it finds that the proposed use will generate a low volume of parking demand or that such a reduction will allow important existing site features such as large trees, formal gardens, or accessory buildings to be preserved.
- E. Structures converted to multiple dwelling units shall only be permitted one dwelling unit per 600 square feet of gross residential floor area.
- F. The proposal shall be referred to the Planning Commission for a binding recommendation in accordance with the provisions of Section 16.2.5.

4.3.10 Conversion to Two-Family or Three-Family Dwellings

- A. Within the RT-5 zone, where feasible, no fire escape or stairway shall be added to any street-facing exterior wall of the building. If such requirement is not feasible, such fire escapes or stairways shall be architecturally compatible with the building.
- B. Within the BG zone, the following standards shall apply:
 - 1. The building shall be served by public sewer and public water systems.
 - 2. The Commission shall determine that the existing building and its environs will be suitable for adaptive reuse and that the proposed use(s) will be in harmony with the surrounding neighborhood and consistent with the goals and policies of the city's Plan of Conservation and Development.
 - 3. Any alterations made to the exterior of the existing building shall not detract from its architectural style.
 - 4. Where feasible, no fire escape or stairway shall be added to any street-facing exterior wall of the building. If such requirement is not feasible, such fire escapes or stairways shall be architecturally compatible with the building.
 - 5. The Commission may permit an addition to the existing building, provided that:
 - a. The addition shall not exceed 50% of the gross floor area of the existing building.
 - b. The addition shall conform to all other zoning requirements of the zoning district in which it is located.
 - c. The addition shall be architecturally compatible with and in scale to the existing building.
 - 6. All parking requirements shall be in accordance with Section 13.

4.3.11 Farms

Minimum lot size is 5 acres.

4.3.12 Fitness Clubs

Fitness clubs with racquet or tennis facilities within the BD zone require a Special Permit.

4.3.13 Fuel Oil and Heating Fuel Storage Facility

- A. The site shall contain a minimum of 4 acres.
- B. The principal office of the company which the site serves shall be located on the property and shall occupy at least 1,000 square feet of the gross floor area of the principal building on the site.
- C. Any provisions for outside storage of goods or materials shall be approved by the Commission and shall comply with the requirements of Section 5.4.17 and Section 11.1.
- D. Outside parking of overnight vehicles or equipment shall be approved by the Commission and shall comply with the requirements of Section 13.14 and Section 11.1.
- E. Outdoor aboveground storage tank containers, excluding liquid propane storage tanks, shall consist of:
 - 1. An above ground tank placed within an impervious containment area enclosed by a dike or berm. The containment area shall be coated with a sealant resistant to the material to be stored. The containment area shall be protected from rainwater accumulation with permanent non-permeable roof. Tanks shall be supplied with a mechanical type level gauge and not a sight tube. Top vent pipes or overfill pipes for tanks shall have any potential spillage directed to the inside of the contaminant area or;
 - 2. A preassembled aboveground tank system consisting of a primary tank surrounded by a secondary containment tank. The secondary containment tank shall either be impervious or be equipped with an impervious liner and shall be capable of containing 100% of the primary tank volume. All such tanks must be designed, manufactured and located in accordance with the most current standards established by the National Fire Prevention Association.
 - 3. All tanks referenced in this section shall be constructed with a minimum 30-foot side yard or a 50-foot rear yard.

Dumpsters located on the site shall be on a concrete pad or paved area, shall be covered or located within a roofed area and shall be water-tight with any drain plugs intact. All outdoor storage facilities shall be designed to provide for adequate security to protect toxic materials, hazardous materials or hazardous substances from vandalism or accident.

4.3.14 High Technology Business

The following permit requirements are applicable to high-technology businesses located in the BD zone:

- A. High-technology businesses without a manufacturing component are permitted with a Zoning Permit.
- B. High-technology businesses with a manufacturing component up to 50% of the gross floor area of the business are permitted with a Special Permit.

4.3.15 Manufactured Home Parks

- A. Minimum lot size is 6 acres.
- B. Minimum street frontage is 50 feet.
- C. The maximum number of manufactured homes permitted in the park shall be determined by dividing the total acreage of the site by the minimum lot area of the zoning district in which the park is located and rounding the result to the nearest whole number.
- D. The yard requirements of the zoning district in which the park is located shall be applicable only along the perimeter of the site.
- E. Manufactured homes shall be separated by a minimum of 30 feet.
- F. Each manufactured home shall require a Certificate of Occupancy from the Building Official prior to occupancy.
- G. The owner, lessee or operator of the manufactured home park shall inform the Zoning Enforcement Officer within 15 days of any manufactured homes which are moved into or removed from the park.

- H. No manufactured home park shall be enlarged or expanded, nor shall the number of manufactured home spaces within such park be increased, except by Special Permit.

4.3.16 Motor Vehicle Sales and Motor Vehicle Repair and Service

In accordance with CGS §14-54, an application for a Certificate of Location Approval shall be submitted to the Zoning Enforcement Officer by any person who desires to obtain a license from the Connecticut Department of Motor Vehicles for dealing in or repairing motor vehicles as defined under CGS §14-1.

4.3.17 Nurseries

- A. Minimum lot size is 10 acres.
- B. No accessory building shall be located within 50 feet of the street line or within 100 feet of the side or rear lot lines within residential districts.

4.3.18 Park or Open Space

- A. A building or structure up to 2,500 square feet in size associated with a park or open space use shall be permitted with a Zoning Permit.
- B. A building or structure greater than 2,500 square feet in size associated with a park or open space use shall require a Zoning Permit and is subject to Site Plan approval in accordance with Section 16.3.

4.3.19 Removal of Earth Materials

Permitted in accordance with Section 15.2.

4.3.20 Seasonal Camps and Cottages

Such buildings shall not be occupied for a total of more than 30 days between October 1st and the following May 15th.

Section 4. Principal Use Regulations

4.3.21 Senior Housing

A. Purpose

Senior housing is intended to provide housing that is tailored to older residents as specified by the Code of Federal Regulations Title 24 Subpart E – Housing For Older Persons. These housing developments are typically equipped with features catered to residents with mobility impairments and may offer reduced costs when compared to a single-family home. While a senior housing development may have higher dwelling unit density than a surrounding neighborhood, they are designed to accommodate a small number of residents per unit and adhere to strict site design standards to ensure compatibility with the surrounding community.

B. General Requirements

1. All dwelling units shall be served by public water and/or public sewer service.
2. Occupation of senior housing dwelling units shall be in compliance with the occupancy standards established by the [Code of Federal Regulations Title 24 Subpart E – Housing For Older Persons](#).

C. Area and Dimensional Requirements

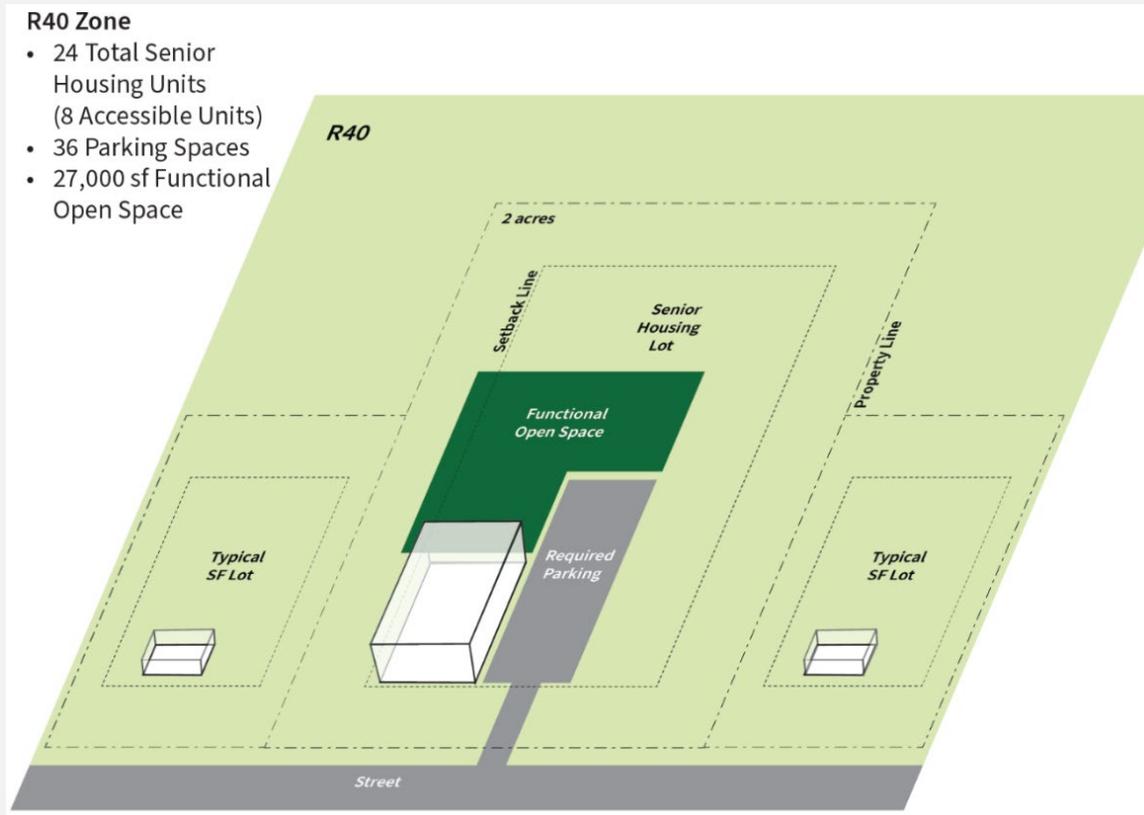
The following area and dimensional requirements shall be applicable to all Senior Housing developments. Except as otherwise noted, these requirements shall be deemed the minimum or maximum requirement in every instance of their application.

Standard	R-10, RM-5, RT-5	R-15	R-25	R-40	A
Maximum Density (units per acre)	8 ^{1, 3, 4}	8 ^{1, 3, 4}	8 ^{1, 3, 4}	8 ^{1, 3, 4}	8 ^{2, 3, 4}
Minimum Lot Area (acres)	2	2	2	2	2
Minimum Lot Frontage ⁵ (feet)	170	200	250	300	150
Minimum Front Yard (feet)	20	25	40	50	40
Minimum Side Yard (feet)	20	25	40	50	40
Minimum Rear Yard (feet)	50	50	50	50	50
Maximum Building Height (feet)	35	35	35	35	40
Maximum Building Coverage (%)	30	30	30	30	35
Maximum Impervious Surface Coverage (%)	50	50	50	50	60
Minimum Building Spacing (feet)	30	30	30	30	30

1. Up to 12 units per acre may be permitted provided that all units in excess of 8 units per acre are compliant with the accessibility standards of the Fair Housing Act as provided in the US Department of Housing and Urban Development’s Fair Housing Act Design Manual or are compliant with Specially Adapted Housing (SAH) standards of the U.S. Department of Veterans Affairs.
2. Up to 12 units per acre may be permitted in the A zone through a Special Permit and Site Plan application and subject to referral to the Planning Commission (in accordance with the provisions of Section 16.3.11) and a binding recommendation from that Commission that the proposal is consistent with the recommendations of the City’s Plan of Development.
3. Wetlands and areas with slopes exceeding 33% shall be excluded from contributing to lot area for density calculations.
4. Variances from the density standard may not be granted by the Zoning Board of Appeals.
5. Senior housing developments are not permitted on rear lots that lack the required minimum lot frontage.

D. Site Design Standards

Figure 1: Example of Senior Housing site design in the R40 in compliance with requirements.



1. Where feasible, all utilities shall be placed underground.
2. A minimum of 750 square feet of functional open space per dwelling unit shall be provided in the form of usable lawn areas not exceeding a 5% grade, decks or patios, outdoor seating areas, gardens, or other forms of open space that are usable to residents for gathering or recreating. Excludes swimming pools and sports courts.
3. Recreational facilities that are complimentary and accessible to the development's target occupants should be provided.
4. Site design should preserve existing site characteristics including mature trees, rock outcrops, and significant views.
5. Landscaping shall incorporate native species.
6. Emphasis should be placed on solar orientation of buildings and the use of other passive energy conservation techniques.
7. The development shall be designed and constructed to be compatible with, and complementary to, surrounding residential uses.
8. A buffer shall be provided between the Senior Housing development and adjacent single-family residential uses or between the senior housing development and an adjacent commercial or industrial property in accordance with the standards of Section 11.1.4.

E. Permitted Accessory Uses

1. With the exception of the accessory uses specified below, the accessory uses permitted for other uses within a district in which a Senior Housing development is located are not permitted for Senior Housing developments.

Section 4. Principal Use Regulations

2. Senior Housing developments are permitted the following accessory uses, which require the issuance of a zoning permit unless otherwise stated:
 - a. Accessory buildings and structures
 - b. Community center
 - c. Ground-mounted solar panels
 - d. Off-street parking
 - e. Signs
 - f. Swimming pools
 - g. Sport courts and other accessory uses and structures may be permitted by Special Permit providing such use or structure is found by the Commission to be complementary to the senior housing development and unlikely to create a nuisance for surrounding land uses.

4.3.22 Stables

- A. Minimum lot size is 5 acres.
- B. Any barn, shelter, or other buildings used for the housing of animals, the storage of feed and supplies or the storage of waste materials shall not be located within 75 feet of any lot line or watercourse.
- C. The area used for grazing, exercising or training shall be securely fenced to prevent straying and to prevent the public from entering the enclosure.

4.3.23 Data Centers

- A. The maximum gross floor area shall be 250,000 square feet except in the BHC zone where the maximum gross floor area shall be 15,000 square feet.
- B. The minimum lot size shall be one acre.
- C. Data centers shall be located at least 500 feet from any residential zone as measured by the shortest straight line distance between the data center building and the nearest residential zone boundary, except that in the BHC zone data centers shall be located at least 350 feet from any dwelling in a residential zone as measured by the shortest straight line distance between the data center building and the principal structure of the dwelling. The construction of dwelling in a residential zone within 350 feet of an existing data center in the BHC zone shall not cause the data center to be nonconforming.
- D. The applicant shall provide a vibration/sound analysis by a recognized professional in the field of acoustic engineering who is Board Certified by the Institute of Noise Control Engineering or equivalent that identifies measures to mitigate noise from the Data Center with a specific focus on low frequency sound. Such measures shall be implemented.
- E. The data center operator shall continuously monitor sound emissions in accordance with a plan approved by the Commission and shall maintain the records of such monitoring for no less than the previous 12 months. The operator shall provide monitoring records to the Zoning Enforcement Officer upon request.
- F. Large scale blank walls where visible from public view shall be mitigated through the use of architectural articulation and/or landscaping.

Section 5. Accessory Use Regulations

5.1 Accessory Use Summary Table: Residential Districts

As defined in Section 18 of these Regulations, an accessory use is a use that is customarily incidental and subordinate to that of the principal building, structure or use on the same lot. The table below indicates the permitted accessory uses in Bristol by residential district. Uses are permitted by Zoning Permit (ZP), Site Plan Application (SPA), or by Special Permit (SP). Uses prohibited within a district are identified by a dash (—).

Accessory Use	R-10	R-15	R-25	R-40	RM-5	RT-5	A
Accessory Buildings and Structures	ZP						
Accessory Buildings for Animals	ZP	ZP	ZP	ZP	ZP	ZP	—
Accessory Dwelling Unit	ZP	ZP	ZP	ZP	ZP	ZP	—
Antennae or Communications Structure	ZP/SP ¹						
Family Child Care Home	ZP						
Farm Stand	ZP	ZP	ZP	ZP	—	—	—
Ground-Mounted Solar Panels	SPA						
Hobby Kennel	SP	SP	SP	SP	—	—	—
Home-Based Business or Home Office	ZP	ZP	ZP	ZP	ZP	ZP	—
Keeping of Fowl	ZP	ZP	ZP	ZP	ZP	ZP	—
Keeping of Livestock	ZP	ZP	ZP	ZP	—	—	—
Off-Street Parking	ZP						
Parking Structures	SP						
Signs	ZP						
Sports Courts	SP						
Swimming Pool	ZP						

¹ See Section 5.4.6 for information on required permit.

5.2 Accessory Use Summary Table: Commercial, Industrial, and Mixed-Use Districts

As defined in Section 18 of these Regulations, an accessory use is a use that is customarily incidental and subordinate to that of the principal building, structure or use on the same lot. The table below indicates the permitted accessory uses in Bristol by commercial, industrial, and mixed-use districts. Uses are permitted by Zoning Permit (ZP), Site Plan Application (SPA), or by Special Permit (SP). Uses prohibited within a district are identified by a dash (—).

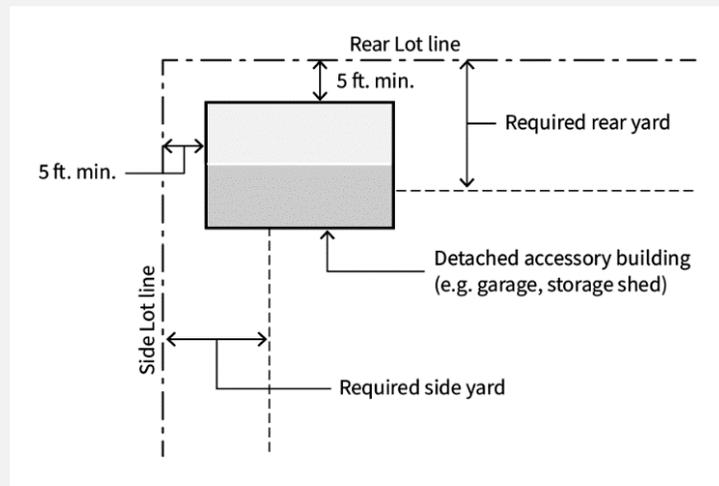
Accessory Use	BN	BG	BD	BHC	I	IP-1	IP-3	IP-5
Accessory Live Entertainment	—	SP	ZP ¹	SP	—	—	—	—
Accessory Manufacturing	—	—	SP	—	—	—	—	—
Accessory Retail	—	—	—	ZP	ZP	ZP	ZP	ZP
Battery Energy Storage Systems (80 kWh-600 kWh)	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP
Battery Energy Storage Systems (>600 kWh)	—	—	—	—	SP	SP	SP	SP
Drive-Up Facility	SP	SP	SP	SP	—	SP	SP	SP
Ground-Mounted Solar Panels	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA
Incidental Structure or Use	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP
Manager or Caretaker Dwelling	—	—	—	ZP	ZP	ZP	ZP	ZP
Off-Street Parking	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP
Outdoor Dining	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA
Outside Display of Merchandise	—	ZP	ZP	ZP	—	—	—	—
Outside Storage of Goods or Materials	—	—	—	ZP	ZP	ZP	ZP	ZP
Outside Storage of Merchandise	—	ZP	—	ZP	—	—	—	—
Parking Structures	—	SPA	SPA	SPA	SPA	SPA	SPA	SPA
Signs	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP
Sports Courts	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA

¹ Accessory to brewpubs only.

5.3 Lot and Yard Regulations

- A. Accessory buildings, structures and uses shall be located on the same lot as the principal building, structure or use to which they are accessory.
- B. Accessory buildings, structures and uses shall not be located on a lot without the prior establishment of a permitted principal use, nor shall any new lot be created that has an accessory building, structure or use without a principal use.
- C. Except as otherwise provided herein, accessory buildings, structures and uses shall not be located within the required front yard or within 5 feet of the side or rear lot lines of the lot on which they are located. [See Figure 2].
- D. Accessory buildings, structures and uses in the rear yard of a corner lot shall not be located within the required yard of any adjacent street.

Figure 2. Accessory Structure Setback



5.4 Use Specific Regulations

The following regulations are applicable to the specified uses across all districts where such uses are permitted unless otherwise stated.

5.4.1 Accessory Buildings for Animals

Shall not be located within the required front yard or within 10 feet of the side or rear lot lines.

5.4.2 Accessory Buildings or Structures

Maximum height is 14 feet.

5.4.3 Accessory Dwelling Unit

- A. Permitted only as accessory to a single-family dwelling.
- B. Only one accessory unit is permitted per principal dwelling unit.
- C. Must be located within the principal dwelling structure. Shall not be located in an accessory structure.
- D. At least one of the occupants of the accessory dwelling unit or the principal dwelling unit shall be the owner of record of the property or shall have permanent life use residency of the accessory dwelling unit or the principal dwelling unit as evidenced by legal documentation satisfactory to the Zoning Enforcement Officer.
- E. The owner of record or their representative shall annually file an affidavit with the Zoning Enforcement Officer, no later than January 31 of each year, attesting that the unit is being used in compliance with these regulations. Lack of such filing may result in a termination of the Zoning Permit by issuance of a cease-and-desist notification by the Zoning Enforcement Officer.
- F. Accessory dwelling unit shall have a maximum net floor area of 1,000 square feet, a maximum of two bedrooms, and shall not exceed 50% of the floor area of the principal dwelling.
- G. The accessory dwelling unit shall be self-contained, with separate cooking, sanitary and sleeping facilities for the exclusive use of the occupant.
- H. No exterior change shall be made to the front of the principal dwelling that would change its appearance from that of a single-family dwelling.

Section 5. Accessory Use Regulations

5.4.4 Accessory Manufacturing

- A. Accessory manufacturing permitted as an accessory use to high-technology business only.
- B. Accessory manufacturing shall occupy no more than 50% of the gross floor area of the high-technology business.

5.4.5 Accessory Retail

- A. Such use shall take place entirely within the confines of the principal building and no goods shall be displayed outside.
- B. Such use shall occupy no more than 2,500 square feet or 10% of the gross floor area devoted to the principal use, whichever is less.

5.4.6 Antennas or Communications Structures

- A. A Special Permit is required for structures exceeding the maximum building height by more than 10 feet.
- B. Shall not be located within any required yard.

5.4.7 Battery Energy Storage Systems

- A. Applicability.
 - 1. Battery energy storage systems with a total capacity of 80 kWh or less shall be allowed in all zones as of right and shall not require a zoning permit, but shall be subject to all applicable building, electrical, and fire safety codes. Only one system shall be permitted per principal structure.
 - 2. Battery energy storage systems with a total capacity of more than 80 kWh and up to 600 kWh per site shall be permitted in accordance with Section 5.2 subject to the requirements of Items B through E below in addition to all applicable building, electrical, and fire safety codes.
 - 3. Battery energy storage systems with a total capacity of more than 600 kWh per site shall be permitted in accordance with Section 5.2 subject to the requirements of Items B through E below in addition to all applicable building, electrical, and fire safety codes. No such system shall be located within an Aquifer Protection Area.
- B. Location.
 - 1. Shall not be located within a required yard or within 50 feet of a side or rear property line.
 - 2. Shall not be located closer to the front property line than the principal building.
 - 3. Shall not be located within 100 feet from a property containing a single, two-family, or multi-family residential use.
 - 4. Auxiliary equipment, including required transformers, may be located closer than 50 feet to a property line but shall not be located in a required yard and shall be suitably screened from public view.
- C. Height and Size.
 - 1. The maximum height, including any supporting structures, shall not exceed 15 feet.
 - 2. The maximum system footprint, excluding the enclosure area between the required fence and system, shall not exceed 300 square feet.
- D. Security and Screening.
 - 1. The system shall be substantially screened from public view using landscaping or opaque fence or wall.
 - 2. The system shall be enclosed with a fence of not less than 6 feet in height. The enclosure shall be secured with a self-locking gate or other secure locking mechanism required by relevant building and fire codes.
 - 3. A suitable vehicle mitigation barrier shall be provided if located within 25 feet of a parking area or driveway.

Section 5. Accessory Use Regulations

4. Security lighting shall be provided for emergency operations and shall be reasonably shielded so as not to result in light trespass on adjacent properties.

E. Plan Requirement.

1. Systems exceeding 80 kWh up to 600 kWh: A site plan based upon a Class A-2 survey and stamped by a professional engineer demonstrating compliance with this Section shall be provided prior to the issuance of a Zoning Permit for a battery energy storage system. A site plan shall not be required for a system located within the principal structure.
2. Systems exceeding 600 kWh: A Site Plan is required in accordance with the Special Permit requirements of Sections 16.2.2E and the Site Plan requirements of Section 16.3.

5.4.8 Drive-Up Facility

- A. Within the BN zone, drive-up facilities shall only be accessory to bank and drug store principal uses.
- B. Within the BD zone, drive-up facilities shall only be permitted on lots of 3 acres or more.

5.4.9 Farm Stand

A farm may include a roadside stand as an accessory use, provided no such stand shall be located within 50 feet of the street line or within 100 feet of the side or rear lot lines.

5.4.10 Ground-Mounted Solar Panels

- A. Shall be considered an accessory structure but shall comply with the applicable setback area requirements for principal structures of the zone.
- B. Shall not be located in any front yard.
- C. Shall not exceed 20 feet in height including all supporting structures.
- D. Shall not exceed the total maximum building coverage for the zone.
- E. Shall not be mechanically driven and shall be permanently anchored in compliance with the State of Connecticut Building Code.

5.4.11 Home-Based Businesses or Home Office

- A. All home-based businesses and home offices shall comply with the following requirements:
 1. The home-based business or home office shall not be noticeable from the exterior of the dwelling or change the exterior appearance or the residential nature of the dwelling.
 2. There shall be no outside storage of any goods, materials, equipment or supplies.
 3. Visits by clients, customers and/or associates shall only be conducted between 8:00 am and 8:00 pm.
 4. The home-based business or home office shall not generate more than ten visits by clients, customers and/or associates per day, and no more than 3 clients or customers shall be present at any one time.
 5. The home-based business or home office may be located within an accessory building.
 6. The aggregate floor area devoted to the home-based business or home office shall not exceed 25% of the gross floor area of the principal dwelling unit of the premises, regardless if the home-based business is located within the dwelling unit or within an accessory structure.
 7. Parking areas for residents, employees or the general public shall not be permitted within the required front yard, unless located in the driveway.
 8. No more than one home-based business or home office shall be permitted within any dwelling unit.
 9. No more than one non-resident of the dwelling unit shall work on the premises at any time.
 10. No more than 4 deliveries of goods or materials to the premises shall be allowed per day; such deliveries shall be permitted only between 8:00 am and 8:00 pm.
 11. There shall be no display of products or signs in, on or about the premises except as permitted by Section 14.

Section 5. Accessory Use Regulations

- B. The following uses, by their inherent nature and intensity, shall not be considered home-based businesses or home offices and shall not be permitted as such: barber shops, beauty parlors, animal hospitals, dance studios, mortuaries, restaurants, metal working, and automobile, boat or other vehicle repair or painting.

5.4.12 Hobby Kennels

- A. Minimum lot size is 2 acres.
- B. No dog runs, pens or other structures shall be within 50 feet of a street line or within 50 feet of a side or rear lot line.

5.4.13 Incidental Uses

Except as otherwise provided herein, all production, repair, treatment, storage or display of goods in the BN, BG, BD, and BHC business zones shall be considered an incidental use which is accessory to the principal use of the premises.

5.4.14 Keeping of Livestock

- A. A minimum lot area of 2 acres shall be required for the first animal being kept and 1/3rd acre for each additional animal, with a maximum of 5 such animals permitted.
- B. Any barn, shelter, or other buildings used for the housing of such animals, the storage of feed and supplies or the storage of waste materials shall not be located within 75 feet of any lot line or watercourse.
- C. The area used for the grazing, exercising or training of such animals shall be securely fenced to prevent straying and to prevent the public from entering the enclosure.
- D. The keeping of said animals under this provision shall not be construed as allowing the establishment of any commercial enterprise.

5.4.15 Outdoor Dining

- A. The operation of outdoor dining shall require the submission of a site plan and administrative approval of the site plan confirming compliance with these regulations.
- B. Outdoor Dining may be located:
 - 1. On public sidewalks and other pedestrian pathway abutting the area permitted for principal use and on which vehicular access is not allowed (provided an ADA accessible pathway not less than 4 feet wide is provided). The outdoor dining area shall not create interference with, hazards to, or visibility problems for pedestrians on sidewalks or for vehicular traffic.
 - 2. On off-street parking spaces associated with the permitted use. The use of parking spaces for Outdoor Dining for and existing establishment shall not require the provision of additional parking spaces to meet required off-street parking requirements.
 - 3. On any lot, yard, court or open space abutting the area permitted for principal use (provided the area is in the same zoning district as the principal use).
- C. Outdoor dining shall only be conducted between 9:00 am and 10:00 pm. Outdoor music and entertainment is allowed only during these hours.
- D. Additional Requirements
 - 1. Any non-vegetative shading devices shall be of a non-permanent type (e.g., umbrellas, retractable awnings) and shall be safely anchored.
 - 2. Adequate trash receptacles shall be provided, and the establishment shall be responsible each day for the cleanup of all trash (both on-site and off-site) generated by the outdoor dining area.
 - 3. Tables and chairs in the outdoor dining area shall be so located as to maintain proper access to the building for emergency services.
 - 4. At the end of each outdoor dining season, or upon discontinuance of outdoor dining for one week or more, all tables, chairs, trash receptacles, etc., shall be removed from the outside of the premises.

Section 5. Accessory Use Regulations

- 5. Any signs placed on outdoor umbrellas, awnings or chairs shall be limited to the name of the establishment, products sold by the establishment, or services offered by the establishment.

5.4.16 Off-Street Parking

Off-Street parking is permitted in accordance with Section 13.

5.4.17 Outside Storage of Goods or Materials

No goods or materials shall be stored within any required yard and the Commission may require appropriate screening in accordance with the provisions of Section 11.1.

5.4.18 Parking Structures

- A. Parking structures located in residential districts shall only be permitted as accessory to principal uses of 100,000 gross square feet or more.
- B. Parking structures may be part of the principal building they are intended to serve or freestanding structures which may or may not be connected to a principal building. If freestanding, the parking structure shall not be located within 10 feet of the principal building.
- C. The structure shall comply with the minimum yard requirements for a principal building in the zoning district in which it is located.
- D. The maximum building height of the structure shall not exceed 35 feet.
- E. The floors in a parking structure that is part of a principal building shall not be included in calculating the height of the principal building.
- F. The parking structure shall not be included in calculating the building coverage of the lot on which it is located.
- G. The design, scale and façade materials of the structure shall be compatible with those of the principal building. Submission of architectural drawings of the structure shall be provided to the Commission to determine compliance with this provision.
- H. A landscaped buffer having a minimum width of 20 feet shall be provided along any wall of the structure which is adjacent to or across the street from any residential use. Such buffer shall be landscaped in accordance with the requirements of Section 11.1.4.
- I. See Section 8.4.2.B..10 for street-level frontage requirements applicable to parking structures in the BD Zone.

5.4.19 Signs

Signs are permitted in accordance with Section 14.

5.4.20 Swimming Pools

- A. Setbacks shall be measured from the nearest lot line to the edge of any deck or platform structure adjacent to the pool, or otherwise to the exterior lip of the pool.
- B. The pool and any appurtenant structures associated therewith shall not be located within the required front or side yards or closer to the rear lot line than half the required rear yard.

Section 6. Temporary Use Regulations

6.1 Temporary Use Summary Table: Residential Districts

The table below indicates the allowed temporary uses in Bristol by residential district. Uses are permitted as follows: As of Right (R) or by Zoning Permit (ZP). Prohibited uses are identified by a dash (—).

Temporary Use	R-10	R-15	R-25	R-40	RM-5	RT-5	A
Tag Sales	ZP	ZP	ZP	ZP	ZP	ZP	—
Temporary Structure	R	R	R	R	R	R	R
Construction Trailer	R	R	R	R	R	R	R
Mobile Vending Unit	—	—	—	—	—	R	—

6.2 Temporary Use Summary Table: Commercial, Industrial, and Mixed-Use Districts

The table below indicates the allowed temporary uses in Bristol by commercial, industrial, and mixed-use districts. As indicated below, all uses are allowed As of Right (R).

Temporary Use	BN	BG	BD	BHC	I	IP-1	IP-3	IP-5
Temporary Structure	R	R	R	R	R	R	R	R
Construction Trailer	R	R	R	R	R	R	R	R
Mobile Vending Unit	R	R	R	R	R	R	R	R

6.3 Use Specific Regulations

The following regulations are applicable to the specified uses across all districts where such uses are permitted unless otherwise stated.

6.3.1 Mobile Vending Unit

No goods, wares, merchandise or food shall be sold or offered for sale from a mobile vending unit situated on private property, unless such unit vacates the property at the end of each business day.

6.3.2 Tag Sales

No more than two tag sales per year shall be permitted at one premises.

6.3.3 Temporary Structures

- A. Except for on-site construction trailers associated with an active and ongoing construction project or activity, no temporary structure or use permitted under these Regulations shall remain in place for a total of more than 90 days per calendar year, after which the structure shall be removed or the use shall cease.
- B. Except for greenhouses, the use of fabric shelters, tents or other temporary structures for the storage of goods or materials or for the parking or storage of motor vehicles, boats, recreational vehicles, etc. shall be prohibited.

6.3.4 Construction Trailers

Construction trailers associated with an active and ongoing construction project or activity shall be permitted for the duration of the project or activity with which they are associated. At the completion of such project or activity, all construction trailers shall be removed.

T O C	Article I	Article II Uses and Zoning Districts	Article III	Article IV	Article V	Appendix
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Section 7. Residential Base Zoning District Standards

7.1 Lot, Coverage, Height, and Setback Standards: Residential Districts

The following area and dimensional requirements shall be applicable to residential zoning districts as indicated in the table below.

Standard	R-10	R-15	R-25	R-40	RM-5	RT-5	A
A. Minimum Lot Area (sf)	10,000	15,000	25,000	40,000	5,000	5,000	See Section 7.2.2
B. Minimum Lot Frontage (ft)	85	100	125	150	50	50	
C. Minimum Front Yard (ft)	20	25	40	50	15	5	
D. Maximum Front Yard (ft)	N/A	N/A	N/A	N/A	N/A	15	
E. Minimum Side Yard (ft)	8	10	15	20	6	6	
F. Minimum Rear Yard (ft)	20	25	40	50	15	15	
G. Maximum Building Height (ft)	35	35	35	35	40	40	
H. Maximum Building Coverage (%)	35	30	25	20	40	40	
I. Maximum Impervious Coverage (%)*	75	70	65	60	80	80	

*See Sections 10.6 and 15.8 for options for increasing the maximum impervious coverage.

7.2 A – Multi-Family Residential Zone

7.2.1 General Requirements

The following general requirements shall be applicable to all developments in the A zone:

- A. All dwelling units shall be served by public water and/or public sewer service.
- B. Where feasible, all electric, telephone and cable television lines shall be placed underground.
- C. There shall be a minimum separation of 30 feet between residential buildings located on the same lot.

7.2.2 Lot, Coverage, and Setback Standards

The following lot, coverage, and setback standards are applicable to the following development types within the A Zone:

Standard	8 units per acre or less	Greater than 8 units per acre	Single-family subdivisions
A. Minimum Lot Area	2 acres	4 acres	6,000 sf
B. Minimum Lot Frontage (ft)	50	50	60
C. Minimum Lot Width (ft)	150	200	N/A
D. Minimum Front Yard (ft)	40 ^A	40 ^A	15
E. Minimum Side Yard (ft)	20 or (30 ^B)	20 or (30 ^B)	6
F. Minimum Rear Yard (ft)	20 or (40 ^B)	20 or (40 ^B)	15
G. Maximum Building Height (ft)	40	40	35
H. Maximum Building Coverage (%)	30	35	40
I. Maximum Impervious Coverage (%) ^C	50	60	N/A

^A Shall be reduced to the minimum front yard requirement of the zone or zones abutting and opposite the frontage of the parcel. If abutting or opposite more than one zone, the greater minimum front yard requirement shall apply. In no case shall the front yard requirement be reduced to less than 20 feet.

^B Applicable to yards abutting a single-family residential zoning district

^C See Sections 10.6 and 15.8 for options for increasing the maximum impervious coverage.

7.2.3 Development Density

The following regulations are applicable to development in the A Zone:

- A. The maximum density of development of single-family, two-family, three-family or multi-family dwellings that can be approved through a Site Plan Application shall be 8 dwelling units per acre.
- B. Any combination of single-family, two-family, three-family or multi-family dwellings may be permitted subject to Special Permit approval at a density greater than 8 dwelling units per acre up to:
 - 1. 12 dwelling units per acre, or
 - 2. 20 dwelling units per acre if the site abuts a state highway.

Such development shall be consistent with the recommendations of the City's Plan of Conservation and Development and subject to referral to the Planning Commission for a binding recommendation in accordance with the provisions of Section 16.2.5.B.

7.2.4 Single-Family Subdivisions

Single-family dwellings shall be permitted on individual lots in the A zone subject to the following provisions:

- A. Single-family dwellings developed under this provision shall not be subject to the building spacing requirements of Section 7.2.1.C.
- B. The development shall comply in all other respects with the City's Subdivision Regulations and shall be subject to subdivision approval from the Planning Commission (in lieu of Site Plan approval).

7.3 RM-5 Mixed Residential Zone

7.3.1 Unified Residential Developments

- A. Purpose: Unified Residential Developments are intended to allow applicants to aggregate several contiguous parcels of land into a single, larger parcel which can be developed in a unified manner. This methodology will allow multiple buildings to be constructed with common parking areas, common utilities, common trash pickup, etc. while at the same time limiting the total number of utility laterals, curb cuts, and allowing development without requiring reciprocal easement agreements between properties.
- B. General Requirements:
 - 1. All dwelling units shall be served by public water and/or public sewer service.
 - 2. The development of such properties shall provide adequate accommodations for persons with disabilities as required by the Connecticut State Building Code.
 - 3. A Unified Residential Development shall be excluded from the city's household rubbish and recycling programs. Provisions shall be made as part of the Special Permit and Site Plan for appropriate removal of household rubbish and recycling. If a dumpster is provided for rubbish service, the dumpster location shall comply with Section 11.4.2.
 - 4. The maximum number of dwelling units per building shall be 3.
 - 5. The minimum number of off-street parking spaces shall be provided as required by Section 13 of these Regulations.
- C. Area and Dimensional Requirements: The following area and dimensional requirements shall be applicable to all Unified Residential Developments.
 - 1. Except as otherwise noted, these requirements shall be deemed the minimum or maximum requirement in every instance of their application.

Standard	
a. Maximum Density (units per acre)	9
b. Minimum Lot Area (acres)	0.5
c. Minimum Lot Frontage (ft)	75
d. Minimum Front Yard (ft)	15
e. Minimum Side Yard (ft)	6
f. Minimum Rear Yard (ft)	15
g. Maximum Building Height (ft)	35
h. Maximum Building Coverage (%)	40
i. Maximum Impervious Coverage (%) *	80
j. Minimum Building Spacing (ft)	18
*See Sections 10.6 and 15.8 for options for increasing the maximum impervious coverage.	

- 2. Designated wetlands and areas with slopes exceeding 33% shall be excluded from lot area for density calculations.
- 3. Variances from the density standard shall not be granted by the Zoning Board of Appeals.
- D. Site Based Amenities: The Applicant shall provide two or more of the following site-based amenities:
 - 1. Publicly available street furniture, e.g., benches, trash receptacles.

2. Energy-efficient site lighting on building exteriors, along walkways, and within parking lots.
3. Low-impact stormwater management techniques, e.g., rain gardens, bio-retention swales.
4. At least one parking space per dwelling unit is covered by a carport or enclosed in a garage.
5. At least one Level 2 electric vehicle charging station.

E. Site Design Standards

1. Where feasible, all utilities shall be placed underground.
2. A minimum of 250 square feet of functional open space per dwelling unit shall be provided in the form of usable lawn areas not exceeding a 5% grade, decks or patios, outdoor seating areas, gardens, or other forms of open space that are usable to residents for gathering or recreating.
3. Where feasible, sites shall be designed in a manner that encourages parking in the rear of buildings.
4. Site design should endeavor to preserve existing site characteristics including mature trees, rock outcrops, and significant views.
5. Landscaping shall incorporate native species and comply with Section 11.1.
6. Where feasible, emphasis should be placed on solar orientation of buildings and the use of other passive energy conservation techniques.
7. A buffer shall be provided between the Unified Residential Development and adjacent single-family residential uses or between the Unified Residential Development and an adjacent commercial or industrial property in accordance with the standards of Section 11.1.4.

F. Building Design Standards

1. Building massing shall be articulated through either vertical or horizontal articulations, varying height, or multi-planed roof designs.
2. Street facing walls shall be segmented through changes in material type, orientation, texture, or color.
3. Dwelling units facing the street shall be oriented to the street and the primary entrance to each dwelling unit shall be oriented to the street.
4. Condensers, Air Handlers, Emergency Generators, or other similar equipment shall be screened by low fences, landscaping or other similar methods to limit visibility of such equipment from the street.

7.4 RT-5 Residential Transition Zone

7.4.1 Unified Residential Developments and Mixed-Use Developments

- A. Unified residential developments and mixed-use developments may be allowed in the RT-5 zone subject to Special Permit and Site Plan approvals in accordance with Sections 16.2 and 16.3 and the following provisions:
1. The project’s maximum density shall be 22 dwelling units per acre, except as otherwise provided herein.
 2. The project shall comply with the “base density” requirements specified in Section 7.4.2.
 3. The project shall comply with the “building form” standards specified in Section 7.4.4.
 4. The number of off-street parking spaces provided shall be in accordance with the provisions of Section 13.2.
- B. By Special Permit, the Commission may allow the maximum density of a unified residential development or mixed-use development in the RT-5 zone to be greater than 22 dwelling units per acre, subject to the following provisions:
1. A project that complies with all of the “Level 1” requirements specified in Section 7.4.2 shall be eligible for a maximum density of 26 dwelling units per acre.
 2. A project that complies with all of the “Level 2” requirements specified in Section 7.4.2 shall be eligible for a maximum density of 30 dwelling units per acre.
 3. A project that complies with all of the “Level 3” requirements specified in Section 7.4.2 shall be eligible for a maximum density of 34 dwelling units per acre.

Section 7. Residential Base Zoning District Standards

- C. Existing non-residential buildings may be rehabilitated and re-used as part of a unified residential development or mixed-use development in the RT-5 zone.
 - 1. All rehabilitative work of such buildings – including alterations or additions thereto –shall be subject to the U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties.
 - 2. A project incorporating such buildings shall be eligible for the maximum density of the next highest level; for example, a project that complies with all of the “Level 1” requirements and incorporates and re-uses an existing non-residential building shall be eligible for the maximum density established for “Level 2.”
 - 3. A project that complies with all of the “Level 3” requirements and incorporates and re-uses an existing non-residential building shall be eligible for a maximum density of 55 units per acre.
- D. In its consideration of a Special Permit for a unified residential development or mixed-use development in the RT-5 zone, including any proposed density bonus associated therewith, the Commission shall consider the following factors in addition to the standards for approval contained in Section 16.2.7:
 - 1. The project’s impact on historic and architecturally significant properties and buildings, including but not limited to those listed on the city’s Historic Resources Inventory and/or those located within a National Register Historic District; projects that protect/enhance/maintain the scale, design, and architectural features of such properties and buildings will be given more favorable consideration than those that do not.
 - 2. The proximity of the project to neighborhood retail and service establishments; projects that are within a ¼-mile walking distance of one or more of such establishments will be given more favorable consideration than those that are not.
 - 3. The quality of the project’s building design; buildings that incorporate architectural features which complement and are compatible with the architectural characteristics of neighboring buildings will be given more favorable consideration than those that do not.
 - 4. The use of shared parking (on-site and/or off-site) to reduce the number of parking spaces that needs to be provided.
 - 5. The relationship and appropriateness of the project’s proposed site and building amenities to the surrounding neighborhood.

7.4.2 Area, Dimensional, and Amenity Requirements for Unified Residential Developments and Mixed-Use Developments

Standard	Base Density	Level 1	Level 2	Level 3	Notes
Minimum Lot Area (sf)	8,500	10,000	15,000	20,000	
Minimum Lot Frontage (ft)	50	50	65*	85*	*Requirement must be met on at least one of the following streets: Center St., High St., Main St., North St., Race St., School St., South St., Summer St., and West St.
Minimum Side Yard (ft)	6	6	6	6	
Minimum Rear Yard (ft)	15	15	15	15	
Maximum Building Height (ft)	40	40	40	40	
Maximum Building Coverage (%)	40	50	60	70	
Minimum number of site and building amenities to provide	1	3	4	6	See Section 7.4.4

7.4.3 Site and Building Amenities for Unified Residential Developments and Mixed-Use Developments

The following site and building amenities shall qualify towards the required amenity amounts specified in Section 7.4.3.G:

- A. Publicly available street furniture, e.g., benches, trash receptacles
- B. Energy-efficient site lighting on building exteriors, along walkways, and within parking lots
- C. Low-impact stormwater management techniques, e.g., rain gardens, bio-retention swales
- D. One publicly available bicycle parking space per 2,000 sf gross floor area of commercial floor space; one covered/sheltered bicycle parking space for residents and guests per 10 motor vehicle parking spaces
- E. “Pocket” park, plaza, or similar publicly available space
- F. At least one Level 2 electric vehicle charging station
- G. At least one on-site source of renewable energy, e.g., solar panels
- H. More than 50% of the total number of dwelling units are efficiency and/or one-bedroom units
- I. Use of two or more access management techniques specified in Section 12.6.

7.4.4 Building Form Standards for Unified Residential Developments and Mixed-Use Developments

Building Element	Unified Residential Development	Mixed-Use Development	Explanatory Notes
A. Minimum Front Yard (ft)	5	5	At least the first building story shall comply with these standards.
B. Maximum Front Yard (ft)	15	15	
C. Area of street-level, street-facing walls consisting of windows and public entrance/ exit doors (“building fenestration”)	N/A	A minimum of 50% of such wall area devoted to non-residential uses.	The wall area shall be measured between 2 and 10 feet above the top of the building foundation. Windows and public entrance/exit doors shall contain clear or tinted glass capable of providing an unobstructed view from the outside into the building. Each mixed-use building shall comply with this standard independently of any other building on the lot.

Building Element	Unified Residential Development	Mixed-Use Development	Explanatory Notes
D. Orientation of buildings and building entrances	All buildings shall have at least one primary entrance facing a public street.	Each street-level business shall have at least one entrance facing a public street. No more than two businesses in the same mixed-use building shall share the same building entrance unless the entrance also provides an entry to uses above or below the street level.	Where a development contains multiple buildings and has insufficient street frontage to which buildings can be oriented, a primary entrance may be oriented to a common green, plaza, courtyard, or similar open space. When so oriented, the primary entrance(s) and green, plaza, or courtyard shall be publicly accessible and connected to the street by a pedestrian walkway.
E. Articulation of building facades	Where possible, buildings shall be no more than 40 feet wide. Buildings more than 40 feet wide shall be divided into smaller increments, between 20 and 40 feet wide, through the use of one or more façade articulation techniques.	Where possible, buildings shall be no more than 40 feet wide. Buildings more than 40 feet wide shall be divided into smaller increments, between 20 and 40 feet wide, through the use of one or more façade articulation techniques.	
F. Ground-floor residential uses	Ground-floor residential uses at street level shall generally be separated from the street by steps, landscaping, porches, grade changes, or low ornamental fences or walls in order to create a yard area between the sidewalk and the front building wall.	Ground-floor residential uses at street level shall generally be separated from the street by steps, landscaping, porches, grade changes, or low ornamental fences or walls in order to create a yard area between the sidewalk and the front building wall.	

Section 8. Commercial and Industrial Base Zoning District Standards

8.1 Lot, Coverage, Height, and Setback Standards: Commercial, Industrial, and Mixed-Use Districts

The following area and dimensional requirements shall be applicable to commercial and industrial zoning districts as indicated in the table below.

Standard	BN	BG	BD	BHC	I	IP-1	IP-3	IP-5
A. Minimum Lot Area (sf or acres if noted)	15,000	15,000	N/A	15,000	25,000	50,000	3 ac	5 ac
B. Minimum Lot Frontage (ft)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
C. Minimum Lot Width (ft)	100	100	N/A	100	100	160	250	250
D. Minimum Front Yard on a State highway (ft)	20	20	N/A	20	50	50	75	75
E. Minimum Front Yard on a City street (ft)	20	20	N/A	20	15	35	60	60
F. Minimum Front Yard on a City street opposite a residential zone (ft)	25	25	N/A	25	15	60	90	90
G. Minimum Side Yard (ft)	15	15	N/A	15	15	15	25	25
H. Minimum Side Yard abutting a residential zone (ft)	25	25	20	25	25	50	75	75
I. Minimum Rear Yard (ft)	15	15	N/A	15	15	15	25	25
J. Minimum Rear Yard abutting a residential zone (ft)	25	25	20	25	25	50	75	75
K. Maximum Building Height (ft)	40	40	N/A	40	50	50	50	50
L. Maximum Building Coverage (%)	35	35	N/A	50	50	40	30	30
M. Maximum Impervious Coverage (%)*	75	75	N/A	90	90	80	70	70

*See Sections 10.6 and 15.8 for options for increasing the maximum impervious coverage.

8.2 BN – Neighborhood Business Zone

8.2.1 General Requirements

The following general requirements shall be applicable to all developments in the BN zone:

- A. On any lot, the net floor area of each individual establishment shall not exceed 5,000 square feet.

8.3 BG – General Business Zone

8.3.1 Special Permit Requirement

Any use greater than 50,000 square feet in gross floor area within the BG zone shall require a Special Permit.

8.4 BD – Downtown Business Zone

8.4.1 Required Approvals

- A. Any use greater than 50,000 square feet in gross floor area within the BD zone shall require a Special Permit.
- B. The following activities in the BD zone shall be subject to Site Plan approval:
 - 1. The construction of new buildings.
 - 2. Additions or alterations to an existing building that already complies with all of the building form and location standards specified in Section 8.4.2 below.
 - 3. Additions or alterations to an existing building that is non-conforming relative to the standards for minimum building height, minimum number of building stories, maximum build-to line, and/or building frontage-lot frontage ratio, if such addition or alteration would make at least one of these nonconforming conditions fully conforming.
 - 4. The construction of new parking lots; the expansion of or improvements to existing parking lots.

8.4.2 Building Form Standards

In addition to other applicable requirements of these Regulations, buildings and developments in the BD zone shall comply with the “building form” standards specified in Item B below, which have been established in furtherance of the purposes of the BD zone.

- A. For the purpose of applying these standards, the following terms shall have the meanings specified below:
 - 1. Street-facing building wall: any building wall or portion thereof to which a straight line can be projected perpendicularly from the front lot line without first intersecting any other building wall.
 - 2. Projected length of a street-facing building wall: the straight-line distance between two lines projected perpendicularly from the front lot line to the farthest corners of a street-facing building wall, measured at the front lot line.
 - 3. Build-to line: a line parallel to the front lot line at or in front of which all of the street-facing walls of a building shall be located.
- B. Table of Building Form Standards:

Building Element	Standard	Explanatory Notes
1. Floor-area ratio	Minimum of 0.6.	The gross floor area of all buildings on the lot and the lot area of all contiguous lots expressly devoted to the development (e.g., for off-street parking) shall be included in this calculation.
2. Build-to line	Maximum of 10 feet.	At least the first two building stories shall comply with this standard. In developments containing two or more principal buildings, each such building shall comply with this standard independently of any other building on the lot. The Commission may allow a build-to line as far back as 25 feet for up to 50% of the projected length of the building’s street-facing walls if an outdoor dining area, an outdoor merchandise display area, or a public plaza or similar public space is created between the front lot line and the greater build-to line.

Building Element	Standard	Explanatory Notes
3. Building height	Minimum of 18 feet.	<p>Building height shall be measured from the first-floor elevation of the building or the average elevation of the adjoining public sidewalk, whichever is greater.</p> <p>The building’s basement or cellar (if any) shall not be included in this calculation.</p> <p>In developments containing two or more principal buildings, each such building shall comply with this standard independently of any other building on the lot.</p>
4. Number of building stories	Minimum of 2 full stories.	<p>The gross floor area of the second story shall be equal to at least 75% of the gross floor area of the first story in order for it to be counted as a full story.</p> <p>The building’s basement or cellar (if any) shall not be included in this calculation.</p> <p>In developments containing two or more principal buildings, each such building shall comply with this standard independently of any other building on the lot.</p>
5. Area of street-level, street-facing walls consisting of windows and public entrance/exit doors (“building fenestration”)	Minimum of 50% of such wall area devoted to non-residential uses.	<p>The wall area shall be measured between 2 and 10 feet above the top of the building foundation.</p> <p>Windows and public entrance/exit doors shall contain clear or tinted glass capable of providing an unobstructed view from the outside into the building.</p> <p>In developments containing two or more buildings, each building shall comply with this standard independently of any other building on the lot.</p>
6. Projected length of all street-level, street-facing building walls as a percentage of total lot frontage (“building frontage-lot frontage ratio”)	Minimum of 65%.	<p>The frontage of all contiguous lots expressly devoted to the development (e.g., for off-street parking) shall be included in this calculation.</p>
7. Orientation of building entrances	<p>Each street-level business shall have at least one entrance on a public street.</p> <p>No more than two businesses in the same building shall share the same building entrance unless the entrance also provides an entry to uses above or below the street level.</p>	
8. Dwelling units at street level	Church Street, Riverside Avenue, North Street, North Main Street, and School Street: Dwelling units are not allowed at street level in that portion of the building facing these streets.	<p>This regulation is intended to preserve street level space for commercial uses.</p>

Section 8. Commercial and Industrial Base Zoning District Standards

Building Element	Standard	Explanatory Notes
8. Dwelling units at street level (cont.)	Center Street, Federal Street, Foley Street, High Street, Hope Street, Kelley Street, Laurel Street, Main Street, Memorial Boulevard, Pleasant Street, Prospect Street, Race Street, South Street, Summer Street, Upson Street, Valley Street, West Street: 65% of the gross floor area of a building's street level, excluding any street-level floor area devoted to structured parking, may be occupied by dwelling units.	This regulation is intended to preserve street level space for commercial uses.
9. Dwelling unit access	Except for dwellings existing as of 12/15/25 or townhouses constructed as part of a mixed-use development, no individual dwelling unit shall have a door providing direct access to or from a public sidewalk within or extending from the street right-of-way. Access shall be provided through a common entrance, corridor, or courtyard that serves multiple units.	This regulation is intended to control direct access between dwelling units and streets for security purposes and to maintain a mixed-use commercial district environment.
10. Parking structure frontage	The street-level frontage of any freestanding parking structure located on North Main Street, Church Street, North Street, Riverside Avenue or School Street shall be devoted to non-residential uses permitted in the zone, except for the structure's entrances, exits, and service doorways.	

C. Corner Lot Standards

1. Buildings shall comply with the standards for building height, number of building stories, and build-to line on each street on which the lot has frontage.
2. Buildings shall comply with the standard for building fenestration on all street level, street-facing building walls.
3. Buildings/developments shall comply with the standard for building frontage-lot frontage ratio along the total of the frontage.
4. Building entrances shall be oriented to the street corner, or to the street having the higher functional classification (per [CT DOT Functional Classification Map](#)) along which the lot has frontage.

8.4.3 Applicability of Building Form Standards to Existing Buildings/Developments

- A. Existing buildings or developments in the BD zone shall comply with the building form standards specified in Section 8.4.2 above. Existing buildings or developments in the BD zone that do not comply with one or more of such standards shall be considered non-conforming relative to such standard(s). Additionally, for the purpose of determining such non-conformities:
1. An existing building shall be considered non-conforming relative to the standards for minimum height and/or minimum number of stories if less than 50% of its street-level, street-facing walls are located at or in front of the 10-foot build-to line, even if the building otherwise complies with such standards.

- 2. A development shall be considered non-conforming relative to the standard for building frontage-to-lot frontage ratio if the total projected length of all street-level, street-facing walls located at or in front of the 10-foot build-to line is less than 50% of the length of the frontage of the lot(s) on which the development is located.
- B. Additions/alterations to existing buildings in the BD zone shall not increase an existing non-conforming condition nor create a new non-conforming condition. Such additions/alterations may maintain or decrease the non-conforming condition or bring the condition into conformity, and shall also be subject to the following provisions:
 - 1. A second-story addition to a building shall be set back from the front lot line no further than any portion of the first story, unless both stories comply with the build-to line standard.
 - 2. Building additions shall be at least the same height as the lowest existing height of the building. Building additions shall not create a new street-level, street-facing building wall located behind the build-to line; building additions shall be allowed to extend a non-conforming street-level, street-facing wall only to or in front of the 10-foot build-to line.

8.4.4 Baseline Off-Street Parking Requirement

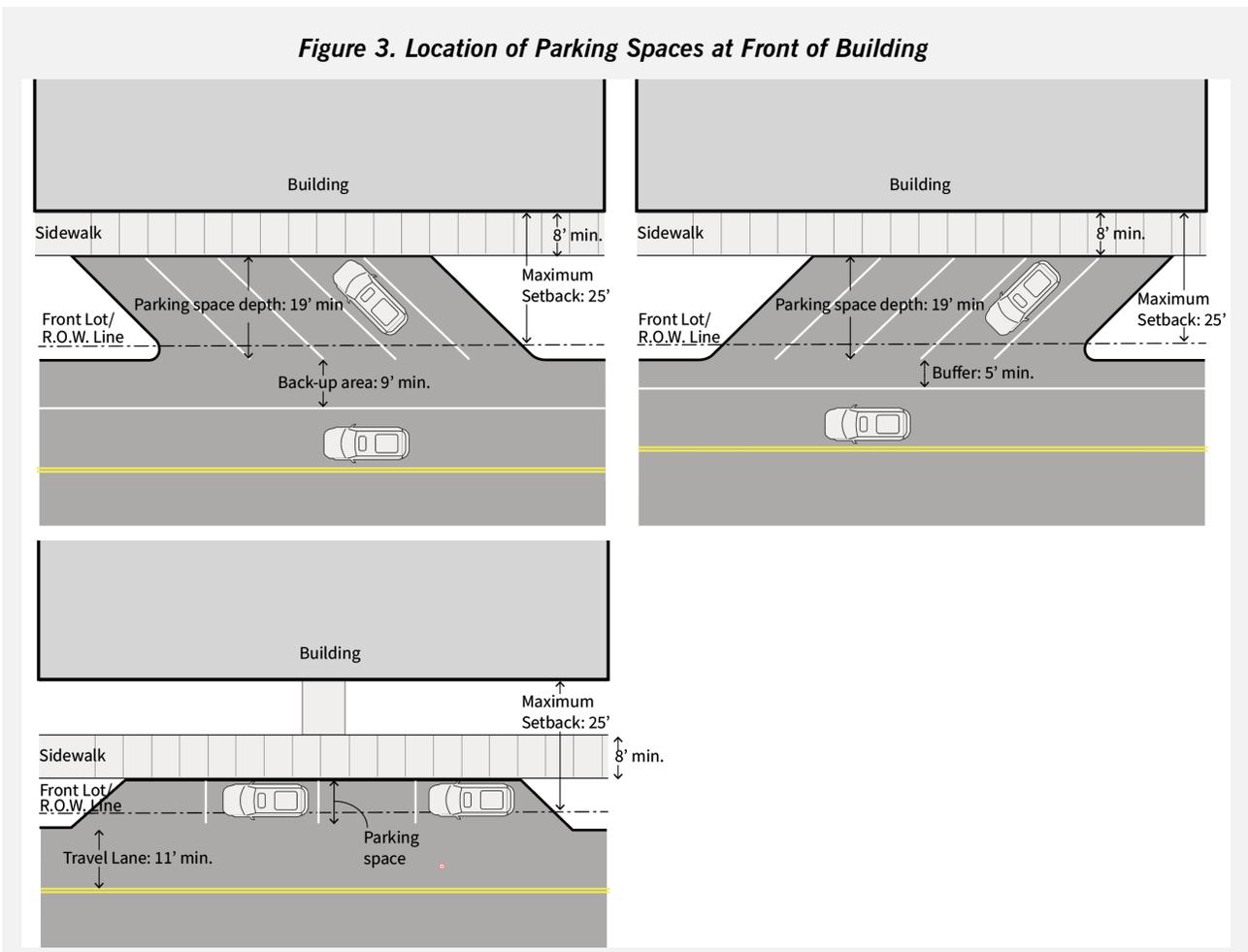
- A. The “baseline” number of off-street parking spaces shall be 75% of the sum of the required parking for each separate use in the proposed development, in accordance with Section 13.2. Except as approved by the Commission in accordance with the provisions of this section or Section 13.2, no fewer off-street parking spaces than this “baseline” number shall be provided for a proposed development.
- B. The maximum number of off-street parking spaces shall be no more than 10% above the baseline requirement. This amount may be increased by Special Permit, which shall require that proof of parking demand exceeding the baseline requirement is provided by a traffic engineer or parking expert to the satisfaction of the Commission. In no case shall the off-street parking supply exceed the baseline parking requirement by more than 25%.
- C. Additional off-street parking shall not be required for changes of use within an existing building or for building additions less than or equal to 500 square feet of gross floor area. This exemption from providing additional off-street parking spaces for additions shall only be granted once per property.

8.4.5 Location of Parking Spaces

- A. Where feasible, parking spaces shall be located to the rear of a building.
- B. Parking spaces may be located along the side of a building, provided that such parking area does not occupy more than 45 feet or 35% of the frontage of the lot on which it is located, whichever is less.
- C. Parking spaces may be located between the front of a building and the street [See Figure 3], subject to the following provisions:
 - 1. A Special Permit shall be required. Review and potential approval of such parking arrangement shall be conducted in the course of the Special Permit review and approval process for the project. If the project is subject only to a Site Plan application, the location of parking spaces in front of the building shall require a Special Permit.
 - 2. Such parking spaces shall be located and oriented so as to reinforce a consistent street frontage and shall not be disruptive to pedestrian travel.
 - 3. Such parking spaces shall be directly accessible via the street right-of-way.
 - 4. Such parking spaces shall be separated from the building by a sidewalk having a minimum width of 8 feet, arranged in a single row located adjacent to the sidewalk, and arranged in one of the following configurations:
 - a. Angled diagonally toward the general direction of the adjoining travel lane of the street. Such spaces shall have a minimum depth of 19 feet and a minimum back-up area of 9 feet, between such parking spaces and the adjoining travel lane.

- b. Angled diagonally away from the general direction of the adjoining travel lane of the street. Such spaces shall have a minimum depth of 19 feet and a minimum buffer area of 5 feet between such parking spaces and the adjoining travel lane. Such arrangement shall require approval by the Bristol Police Commission and the Department of Public Works.
 - c. Parallel to the adjoining travel lane of the street. Such spaces shall have a minimum depth of 9 feet and a minimum width of 23 feet. The adjoining travel lane shall be a minimum of 11 feet wide.
5. Depending upon the width of the street right-of-way, such parking spaces may be located entirely within the right-of-way, partly within the right-of-way and partly on the lot, or entirely on the lot. Notwithstanding any other provisions of this section, the Commission may allow all or a portion of the building to have a build-to line as far back as 25 feet in order to accommodate such parking spaces.
 6. Such parking spaces shall be available for use by the public at all times.
 7. The property owner shall grant to the city such easements as are necessary to allow such parking to be utilized for public purposes in return for the city's maintenance of the parking spaces.

Figure 3. Location of Parking Spaces at Front of Building



8.5 BHC – Route 72 Corridor Business Zone

8.5.1 Special Permit Requirement

Any use greater than 50,000 square feet in gross floor area within the BHC zone shall require a Special Permit.

T O C	Article I	Article II Uses and Zoning Districts	Article III	Article IV	Article V	Appendix
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Section 9. Floating and Overlay Zone Standards

9.1 OSD - Open Space Development Zone (Floating Overlay Zone)

9.1.1 Establishment of Zone

- A. As part of an application for a zone change to establish an OSD zone, the applicant shall submit such maps, plans and information as the Zoning Commission deems necessary to render a decision on the application including but not limited to: existing natural features, topography, wetlands and watercourses, and a conceptual layout of proposed buildings, streets, parking areas, utilities and open space.
- B. Any proposed OSD zone shall be referred to the Planning Commission for a report in accordance with the provisions of Section 17.1.4C.
- C. In approving an OSD zone, the Zoning Commission shall find that:
 - 1. The development is designed appropriately in relation to soil types, wetlands, watercourses, topography, scenic vistas, and other natural features; and,
 - 2. The site contains land deemed significant and desirable for open space, recreational, and/or other public purposes, based upon said land's size, shape, natural features, location, and access.

9.1.2 Permitted Uses

Except as otherwise provided herein, all uses permitted in the underlying zone shall be permitted in the OSD zone, subject to the same provisions therefor.

9.1.3 General Requirements in the OSD Zone

The following general requirements shall be applicable to all developments in the OSD zone:

- A. The underlying zone shall be in the R-40, R-25, or R-15 zone.
- B. The provisions of the underlying zone shall be applicable in the OSD zone except as otherwise provided herein.
- C. The site shall be at least 10 acres in total area if the underlying zone is the R-40 or R-25 zone, or at least 6 acres in total area if the underlying zone is the R-15 zone.
- D. The development shall be consistent with the intent of planning and zoning to promote the public health, safety, and general welfare.
- E. All dwelling units shall be served by public water and/or public sewer service.
- F. Where feasible, all electric, telephone and cable television lines shall be placed underground.

9.1.4 Number of Dwellings Permitted

The maximum number of dwelling units permitted in a development in the OSD zone shall be determined by multiplying the total acreage of the site by the appropriate base density factor of the underlying zone as indicated below and rounding off the result to the nearest whole number:

- R-40 zone – 1.0
- R-25 zone – 1.5
- R-15 zone – 2.5

9.1.5 Development of Lots

A site in the OSD zone may be developed with or without individual lots.

- A. If a site is developed without individual lots:
 - 1. The site shall have a minimum of 50 feet of frontage on a street.
 - 2. The yard requirements of the underlying zone shall not be applicable except along the perimeter of the site.

Section 9. Floating and Overlay Zone Standards

3. There shall be a minimum separation of 30 feet between buildings.
 4. The development shall be subject to Site Plan approval from the Zoning Commission.
- B. If a site is developed with individual lots:
1. Each lot shall have the following minimum lot area and lot width:

Underlying Zone	Minimum Lot Area (sf)	Minimum Lot Width (ft)
R-15	10,000	85
R-25	15,000	100
R-40	25,000	125

2. Each lot shall otherwise meet the appropriate area and dimensional requirements of the underlying zone in which it is located.
3. The development shall comply in all other respects with the City's Subdivision Regulations and shall also be subject to subdivision approval from the Planning Commission (in lieu of Site Plan approval).

9.1.6 Special Provisions for Sites Over 20 Acres in Size

In any development containing more than 20 acres:

- A. The Commission may permit a 1% increase in the base density for each additional 1% area of open space reserved above the 25% minimum, provided that the maximum density increase shall not exceed 25% of the base density; and,
- B. Dwelling units within the development may be attached or detached; if attached, each building shall contain no more than 4 dwelling units.

9.1.7 Street Requirements

- A. In a development without individual lots, all streets shall be private streets, designed and constructed in accordance with the following standards:
 1. Streets which provide direct access to more than 16 dwelling units or to public streets shall have a minimum pavement width of 25 feet.
 2. Streets which only provide direct access to no more than 16 dwelling units shall have a minimum pavement width of 22 feet and a maximum length of 600 feet.
 3. Pavement width shall be measured from pavement edge to pavement edge where curbing is not installed and from face-of-curb to face-of-curb where curbing is installed.
 4. Each street shall be contained within a right-of-way 50 feet in width.
 5. Grades shall be a minimum of 1% and a maximum of: 12% for any single street segment not longer than 350 feet; 5% for turnaround areas; and 5% for a minimum of 150 feet from the street's intersection with another street.
 6. Pavement construction shall be in accordance with the City's street construction standards.
 7. Curbing along interior streets shall not be required.
 8. Sidewalks along interior streets shall not be required. However, walkways shall be provided within the development to connect groups of dwelling units with one another and to connect the development with existing or proposed public sidewalks.
- B. In a development with individual lots, all streets shall be public streets, designed and constructed in accordance with the City of Bristol's Standard Specifications for the Construction of Streets and Appurtenances, as may be amended.

9.1.8 Open Space Requirements

- A. At least 25% of the total area of a development in the OSD zone shall be reserved for permanent open space, passive or active recreation, and/or other public purposes. Such land shall be of such location, shape, topography and general character as to be consistent with the purposes set forth in Section 2.1.5.B. Where feasible, such land shall be in one continuous parcel. Only areas containing minimum dimensions of 50 feet by 50 feet shall qualify for the open space requirement. Unless otherwise determined by the Commission, such land shall be accessible to all residents of the development by street or pedestrian way.
- B. In determining the need for such land, the Commission shall take into account the size of the development; the City's Plan of Development; the recommendations of other appropriate departments, agencies or officials; and the presence of any existing parks, playgrounds, recreation areas or open spaces in the neighborhood. The Commission may require that such land be located adjacent to existing or potential parks, playgrounds, recreation areas or open spaces adjoining the development.
- C. Such land shall be shown and appropriately labeled on the plan.
- D. Proper provision, approved by the Commission, shall be made by the developer for the permanent reservation, operation, and maintenance of such land, including but not limited to one or more of the following alternatives:
 - 1. Establishment of a homeowners' association;
 - 2. Establishment of suitable restrictive covenants;
 - 3. Conveyance to a land trust or similar organization, if accepted by such organization; and/or,
 - 4. Conveyance to the City, if accepted by the City.
- E. Unless otherwise approved by the Commission, provisions for the permanent disposition, reservation, operation, and maintenance of such land shall be completed or implemented prior to or simultaneously with the filing of the approved plan in the office of the City Clerk. Disposition of such land shall be by warranty deed, unless otherwise approved by the Commission.

Article III – Regulatory Standards

Section 10. General Standards

10.1 Land and Yards

10.1.1 Use of Land for Access

Access to any use in a business or industrial zone shall be prohibited on or across land in a residential zone.

10.1.2 Yards and Open Space Required for Each Building

Except as otherwise provided herein, no part of any yard or other open space required around a building or structure shall be included as part of the yard or other open space required for any other building or structure.

10.2 Lot Regulations

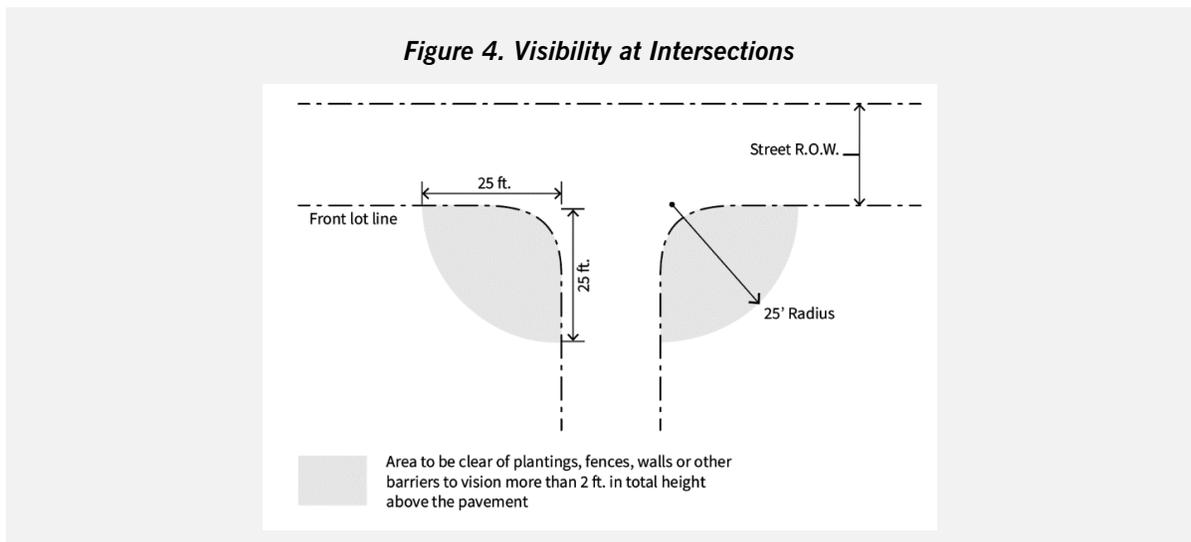
10.2.1 Lots in More Than One Zoning District

Where a lot existing as of the effective date of these Regulations lies in more than one zoning district, a use permitted in one district may be extended on the same lot into the other district, provided that:

- A. Such use shall not extend more than 25 feet into the other district;
- B. Such use shall not occupy more than 25% of the area of that portion of the lot in the other district; and,
- C. The extension of a use from a business or industrial zone into a residential zone shall require a Special Permit from the Commission.

10.2.2 Corner Lots

- A. **Front Yard** – Each street line on a corner lot shall be deemed to be a front lot line, and the required yard along them shall be the required front yard. The yard opposite the shortest front lot line shall be considered a rear yard, and the other, or others, shall be considered side yards. [See Figure 4]
- B. **Visibility at Intersections** – No planting, fence, wall or barrier to vision more than two feet in total height above the street pavement shall be placed or erected on that portion of a corner lot bounded by the intersecting front lot lines and an arc of 25 feet radius from the point of intersection of said lot lines. [See Figure 4]



10.2.3 Odd Shaped Lots

In cases of uncertainty as to the proper application of any of the requirements of these Regulations to a particular lot because of its peculiar or irregular shape, the Commission shall determine how such Regulations shall be applied.

10.2.4 Reduction of Lots

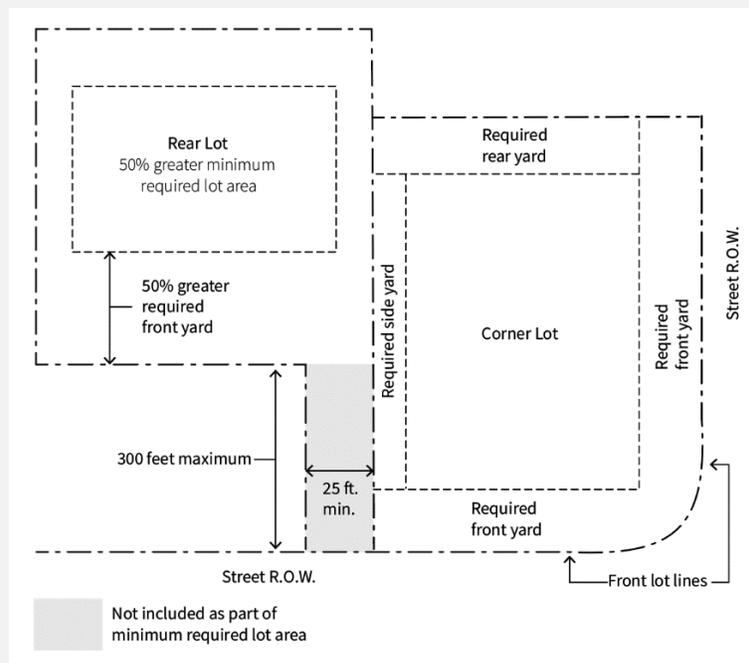
No lot shall be so reduced, divided, or created that the area, width or other dimensions of the lot or any of its required yards or required open spaces shall be less than prescribed by these Regulations.

10.2.5 Rear Lots

Rear lots shall be permitted in any Residential zone subject to the following conditions: [See Figure 5]

- A. Each rear lot shall contain a minimum lot area 50% greater than that required for the zoning district in which it is located.
- B. Each rear lot shall have a required front yard setback line 50% farther back than that required for the zoning district in which it is located; the required front yard shall be provided between the lot line to which the accessway leads and the nearest facing wall of the principal building.
- C. Each rear lot shall comply with all other lot and building requirements for the zoning district in which it is located.
- D. Each rear lot shall have an accessway which has a continuous width of at least 25 feet, which is owned in fee simple by the owner of the rear lot, and which has frontage on a street. The width of two adjoining accessways may be reduced to a minimum of 20 feet each, provided that a common driveway shall serve both lots.
- E. There shall be no more than two accessways adjoining one another.
- F. The accessway shall not exceed a length of 300 feet.
- G. The area of the accessway shall not be calculated as part of the minimum required lot area of the rear lot.

Figure 5. Lot Standards



10.2.6 Lot Required for Every Building

Every building hereafter erected shall be located on a lot as defined in Section 18. Except as otherwise provided herein, there shall be no more than one principal building on a lot.

10.2.7 Required Street Frontage

No Building Permit shall be issued for any building unless the lot upon which such building is to be built shall have the frontage required by these Regulations on a street.

10.3 Exceptions to Yard Requirements

10.3.1 Lots Adjacent to a Railroad

In business and industrial zones, that portion of a lot contiguous to a railroad line and served by a railroad siding or spur, shall not require a yard or open space.

10.3.2 Projection of Architectural Features

Except as otherwise provided herein, pilasters, columns, belt courses, window sills, cornices or similar building architectural features may project not more than one foot into any required yard or open space. Roofs or canopies over entrance doorways may extend not more than 3 feet into any required yard. Chimneys may project not more than two-and-one-half feet into any required yard.

10.3.3 Bay Windows

Bay windows, including their cornices and eaves, may project not more than two feet into any required yard or open space, provided that the sum of the lengths of all such bay windows on any wall shall not exceed one-fourth the length of such wall.

10.3.4 Stairs and Ramps

Entry stairs, fire escapes and access ramps for the handicapped may extend not more than 4 feet into any required yard or open space but shall not be located within 4 feet of any lot line except as permitted by Section 17.1.6.

10.3.5 Walls and Fences

See Section 11.3.

10.3.6 Lots on Narrow Streets

The required front yard of any lot abutting a street with a right-of-way width of less than 50 feet shall be increased by one-half the difference between 50 feet and the actual width of the street right-of-way.

10.3.7 Lots with a Shared Driveway

In business and industrial zones, the side yard requirements of these Regulations shall not be applicable along the common side lot line which separates two or more adjoining lots containing no residential uses where such lots share a single driveway entrance and exit onto a street, provided that permanent vehicular access shall be provided to the rear of such lots.

10.4 Exceptions to Frontage and Area Requirements

10.4.1 Measurement of Lot Frontage on Curved Streets

Except for rear lots, the minimum lot frontage for lots abutting a cul-de-sac or the curvilinear portion of a street may be measured along the required front yard setback line.

10.4.2 Lots with a Shared Driveway

In business and industrial zones, the frontage of two or more adjoining lots which share a single driveway entrance and exit onto a street may be considered as a single frontage.

10.4.3 Lots Adjacent to a Limited Access Highway

A limited access highway shall not be used to meet the frontage or access requirements of adjacent lots.

10.5 Height Exceptions

The height limitations of these Regulations shall not be applicable to:

- A. Roof-mounted belfries, spires, steeples, cupolas, domes, ornamental towers, heating or cooling systems, bulkheads or penthouses, provided that such features shall cover no more than 25% of the area of the roof on which they are located;
- B. Flagpoles, chimneys, flues, ventilators, solar panels, skylights, or utility generating, storage or transmission structures; and,
- C. Parapet walls or cornices extending not more than 4 feet above the height limit of the zoning district in which they are located.

10.6 Impervious Coverage Discount

- A. Porous asphalt, pervious concrete, and/or permeable pavers shall be discounted from the calculation of impervious surface coverage (as defined in Section 18 and as required by Sections 4.3.21.C, 7.1, 7.2.2, 7.3.1.C, 8.1) at a rate equivalent to 25% of the porous, pervious, or permeable pavement area.
- B. To qualify for a discount, the porous, pervious, or permeable pavement area shall:
 - 1. Be located outside of an Aquifer Protection Area.
 - 2. Be designed and constructed in accordance with the Chapter 13 of the 2024 Connecticut Stormwater Quality Manual.
 - 3. Cover a contiguous area of a minimum of 1,000 sf.
 - 4. Be maintained for the life of the surface.
 - 5. Be subject to periodic inspection by the Zoning Enforcement Officer to ensure adequate maintenance.

Section 11. Landscaping and Site Features

11.1 Landscaping Requirements

The following regulations of this Section 11.1 shall be applicable only to projects subject to a Site Plan Application or Special Permit approval.

11.1.1 Purpose

These landscaping requirements are intended to accomplish the following purposes:

- A. To provide natural visual screening of parking and loading areas;
- B. To reduce surface water runoff and minimize soil erosion through the natural filtering capability of landscaped areas;
- C. To minimize environmental nuisances such as glare and noise;
- D. To moderate the microclimate of parking areas by providing shade, by absorbing reflected heat from paved surfaces and by creating natural wind breaks;
- E. To ensure public safety by using landscaping materials to define parking and loading areas and to manage internal vehicular and pedestrian circulation; and,
- F. To enhance the overall appearance of new development by providing a variety of landscaping materials that are consistent and compatible with the existing natural vegetation in the area.

11.1.2 General Requirements

- A. All disturbed portions of multi-family and non-residential developments not otherwise used for buildings, structures, parking areas, loading areas, walkways or similar purposes shall be suitably landscaped and permanently maintained with trees, shrubs and other landscape materials, as approved by the Commission as part of a required Site Plan.
- B. The development of the site shall conserve as much of the natural terrain and existing vegetation as possible, shall preserve sensitive environmental land features such as steep slopes, wetlands and large rock outcroppings, and shall preserve public scenic views and historically significant features.
- C. Planted trees shall include a variety of shade trees, flowering trees, or evergreens.
- D. Planted shrubs shall include any of the appropriate varieties of evergreen or deciduous bushes.
- E. All plant material shall be nursery grown and the planting of invasive species, as identified by the [Connecticut Invasive Plant Working Group](#), is prohibited. The planting of species native to Connecticut is preferred.
- F. At the time of planting, trees shall be of the following minimum size:
 - 1. Shade trees: 2.5-inch caliper
 - 2. Evergreen trees: 6-foot height
 - 3. Flowering trees: single stem - 2-inch caliper, clump form – 8-foot height
- G. Trees and shrubs within 5 feet of any paved areas shall be of such varieties capable of withstanding damage from salt.
- H. Mulched planting beds of an appropriate size shall be placed around all trees and shrubs to retain moisture. Acceptable mulching material shall be shredded bark, woodchips or other organic substitute, at least 4 inches in depth.
- I. Suitable ground cover shall be placed on all disturbed site areas not covered by paving, buildings or mulching for trees and shrubs. Suitable ground cover shall be grass, turf, stone, gravel or an appropriate substitute. All landscaping shall be done with species that are non-invasive.
- J. No stone or gravel shall be used for ground cover within 4 feet of walkways unless the material is suitably contained within its area.

Section 11. Landscaping and Site Features

- K. Where feasible, existing trees shall be saved; if grading is required in their vicinity, trees shall be appropriately welled or mounded to protect them from damage.
- L. No healthy, non-invasive tree 5 inches or greater in caliper as measured 3 feet above ground level shall be removed unless so approved by the Commission.

11.1.3 Screening

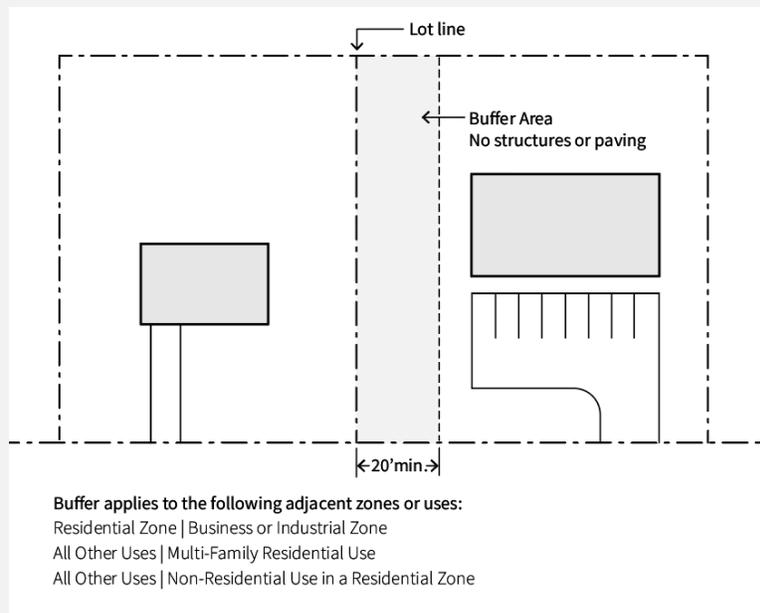
Screening shall be provided for any objectionable areas or views that are adjacent to residential properties or visible from the street, including but not limited to loading areas, dumpsters, storage areas and mechanical equipment located on the ground. Acceptable screening materials shall include:

- A. Evergreen hedges having a minimum height of 6 feet at the time of planting;
- B. Solid fences or walls having a minimum height of 6 feet, if approved by the Commission;
- C. Earthen berms; or,
- D. Any combination of the above materials.

11.1.4 Buffers

- A. A landscaped buffer shall be provided for any use in a business or industrial zone which is adjacent to or across the street from a Residential zone, for any multi-family use, or for any non-residential use in a Residential zone.
- B. The buffer shall be a minimum of 20 feet in width.
- C. The buffer shall be comprised of deciduous and evergreen trees and shrubs of such species, height and spacing as, in the judgment of the Commission, will effectively screen the use from the view of adjoining properties.
- D. No structures or paving shall be permitted within the buffer.
- E. The Commission may allow screening complying with Section 11.1.3 to be substituted for all or a portion of the landscaped buffer if, in its judgment, such screening will effectively buffer the use from the view of adjoining properties.

Figure 6. Buffer Requirement



11.1.5 Modifications of Landscaping

Where existing topography and/or existing vegetation provides adequate landscaping, ground cover, screening and/or buffers, the Commission may modify the landscaping requirements of this Section.

11.1.6 Maintenance of Landscaping

- A. All landscaping shall be maintained in a healthy growing condition in accordance with acceptable horticultural practices. Landscaping which dies or becomes unhealthy because of accidents, drainage problems, disease or other causes shall be replaced with appropriate new landscaping during the following planting season.
- B. All landscaping shall be controlled by pruning, trimming or other suitable methods so as not to interfere with public utilities, restrict vehicular or pedestrian access or otherwise constitute a traffic hazard.
- C. All landscaped areas shall be maintained in a relatively weed-free condition and kept clear of undergrowth.
- D. Required fences or walls shall be maintained in good condition.

11.2 Outdoor Lighting

These lighting regulations are applicable to outdoor lighting of all properties in all zones unless otherwise stated below. The purpose is to reduce light pollution, minimize glare and sky glow, limit light trespass onto neighboring properties, and ensure sufficient illumination for safety and security.

11.2.1 Definitions

- A. ANSI/IES: Lighting standards published by the Illuminating Engineering Society and approved by the American National Standards Institute.
- B. Correlated Color Temperature (CCT): A measure of the color appearance of light, expressed in Kelvin (K).
- C. Fully Shielded: A luminaire constructed so that no light is emitted above a horizontal plane drawn through the lowest light-emitting part.
- D. Light Source: The LED, lamp, bulb or other element from which the light is directly emitted.
- E. Light Trespass: Light emitted by a luminaire that shines beyond the property line onto adjacent properties or the public right-of-way.
- F. Luminaire: A complete lighting unit, including the lamp (bulb), fixture, and related components.
- G. Maximum-to-Minimum Uniformity Ratio: The ratio of the brightest illumination level to the darkest illumination level within a given area

11.2.2 Exempt Lighting

- A. Luminaires that emit 850 lumens or less, except as prohibited by Section 11.2.3 below.
- B. Critical lighting used by the Police Department, Fire Department, or Emergency Services.
- C. State or City roadway lighting.
- D. Temporary lighting authorized by a special event permit for a fair, carnival or similar function.
- E. Temporary holiday lighting provided it is not used for more than 60 days in a 12-month period.
- F. Flagpole lighting, provided all luminaires are shielded so that the light source is not visible from the property line and the CCT does not exceed 2,700K.
- G. Internally lit signs as permitted by Section 14.

11.2.3 Prohibited Lighting

In addition to lighting types prohibited elsewhere in these regulations, the following outdoor lighting shall be prohibited in all zones:

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- A. Luminous tube lights or strips of light intended to outline or highlight a structure, whether composed of linear light tubes or a sequence of individual illumination sources.
- B. Light sources that strobe, oscillate, or vary in intensity or color as perceptible to the human eye including such lights placed on the inside of windows and directed to the outside.
- C. Lasers.
- D. Illumination of entire building facades. Facade illumination shall be limited to security lighting or lighting of specific architectural features.

11.2.4 Lighting for Residential Uses

Any outdoor light source for a residential use that emits more than 1,600 lumens shall be fully shielded and positioned so that the light source is not directly visible at a height of 5 feet above ground from any residence on another property.

11.2.5 Lighting of Common Areas

Driveways, parking lots, loading areas, sidewalks, plazas, and other common areas used by vehicles or pedestrians on properties subject to Site Plan or Special Permit approval shall be illuminated in accordance with the following:

- A. The average horizontal maintained illumination shall be no less than one footcandle.
- B. With the exception of gas station canopies, loading areas, and primary building entrances, the average horizontal maintained illumination shall not exceed 3 footcandles, unless otherwise required for safety, security, or operational needs.
- C. The maximum height of the light source shall be 30 feet measured from the surface of the ground. The use of luminaires mounted at lower heights is strongly encouraged.
- D. For parking lots with more than 20 parking spaces, the maximum-to-minimum uniformity ratio shall not exceed 10:1.

11.2.6 Lighting Standards

The following shall be applicable to all uses across all zones subject to a Site Plan or Special Permit approval except for athletic field or activity area lighting that complies with Section 11.2.7:

- A. Illumination Level: Lighting shall provide the lowest level of illumination necessary for safety and intended use as specified by ANSI/IES except as otherwise specified by this Section 11.2. No lighting installation shall exceed the ANSI/IES recommended levels for the specified use.
- B. Light Trespass: Luminaires shall be located, aimed, and optically cutoff so that the light source is not directly visible from an adjacent property or the public right-of-way as measured at a height of 5 feet above ground.
- C. Glare and Sky Glow: Unless otherwise specified, luminaires shall be fully shielded and emit no more than 5% of their total lumen output above 80 degrees as measured from perpendicular to the ground.
- D. Correlated Color Temperature: All light sources shall have a CCT of 3,000K or less.
- E. Lighting Control: All outdoor lighting shall be enabled to be controlled by automatic timers and/or motion sensors. Except where there is a need to maintain lighting levels due to safety, security, or overnight hours of operation, all outdoor lighting shall be:
 - 1. Turned off after 11:00 p.m. and during daylight conditions, and/or
 - 2. Turned off or reduced to 25% of the full illumination level after 15 minutes of no activity.

11.2.7 Athletic Field or Activity Area Lighting

The following shall apply to outdoor athletic fields or other special outdoor activity areas such as sports courts that are subject to a Site Plan or Special Permit approval:

- A. The luminaires shall include internal or external shielding to minimize uplighting and light trespass.

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- B. Field or surface lighting shall be provided exclusively for the illumination of the surface of play and viewing stands and not for other applications.
- C. The design and installation of lighting shall follow the illuminance and uniformity guidelines of the Illuminating Engineering Society for the appropriate class of play.
- D. At least 85% of lumens shall be confined to within 60 feet or one pole height, whichever is greater, of the activity surface.
- E. The CCT of the lighting shall not exceed 4,200K.
- F. When the field or surface is used for purposes other than practice or play, lighting shall not exceed 25% of full output. After practice or play, illumination shall be reduced to 25% of full output within one hour and turned off completely within two hours.

11.2.8 Enforcement

- A. The Zoning Enforcement Officer may inspect any outdoor lighting installation for compliance with this section at any time.
- B. Upon notice of violation of the regulations of this Section 11.2, the responsible party shall correct the violation and provide a written statement to the Zoning Enforcement Officer as to how the violation was corrected within 30 days.
- C. If such statement is not received and/or corrective action is not sufficiently taken within 30 days, the Zoning Enforcement Officer may require a photometric survey and impose additional penalties as authorized by Section 8-12 of the Connecticut General Statutes.

11.3 Fences

No fence, wall, or other structure in the nature of a fence shall be constructed, installed or maintained except in accordance with the following provisions:

11.3.1 Fences in Residential Zones

- A. Fences, walls, or other structures in the nature of a fence located within the required front yard shall have a maximum height of 4.5 feet and shall be at least 50% open, except that chain link fences shall not be allowed in any required front yard.
- B. Fences, walls, or other structures in the nature of a fence located within the front yard (but outside of the required front yard), within a side yard, or within the rear yard shall have a maximum height of 6.5 feet.
- C. Support posts or columns shall be no taller than one foot above the highest part of the fence itself. Pedestrian gates, arbors, and similar structures used as entryway features shall have a maximum height of 8 feet.

11.3.2 Fences in Business and Industrial Zones

- A. Fences, walls, or other structures in the nature of a fence located within the required front yard shall have a maximum height of 6.5 feet.
- B. Fences, walls, or other structures in the nature of a fence located within the front yard (but outside of the required front yard), within a side yard, or within the rear yard shall have a maximum height of 10 feet.

11.3.3 Fences Around Recreation Facilities

On the grounds of a school or on the grounds of a public or private recreation facility, an open fence erected to enclose a playground, playfield, swimming pool, tennis court, golf course, or similar facility may exceed the otherwise applicable height limits but shall not exceed 12 feet in height.

11.3.4 Temporary Construction Fences

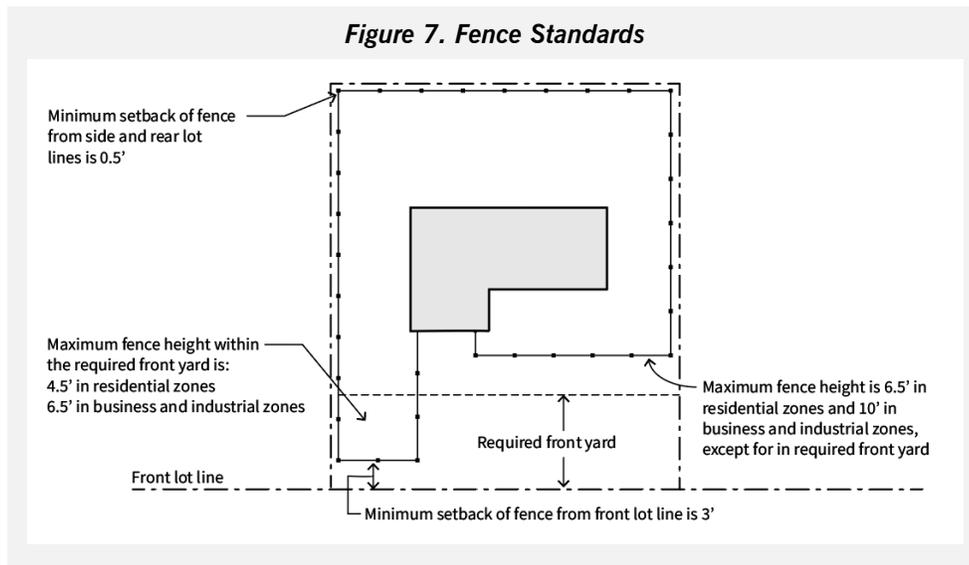
Notwithstanding the provisions of this Section, a temporary fence shall be permitted in any zoning district to enclose a site at which construction activity is underway. Such fence shall be in place only for the duration of

Section 11. Landscaping and Site Features

the construction activity and shall be removed when construction activity has been completed or has been discontinued for a period of 90 days or more, unless required for safety purposes. Such fence shall be located as necessary to protect the public and to secure the construction site, as approved by the Zoning Enforcement Officer.

11.3.5 General Fence Requirements

- A. The height of a fence shall be measured from the finished grade along the exterior side of the fence to the top of the fence; posts or other supporting members shall not be included in such measurement. If a fence is built on top of a berm or wall, the combined height of the fence and berm/wall shall not exceed the allowable fence height. On sloping ground, the fence shall follow the slope or step with the slope so as not to exceed the allowable height at any point along the fence.
- B. No fence shall be located closer than 3 feet from the front lot line or closer than 6 inches from any other lot line.
- C. Except as otherwise permitted by Section 47-47 of the CT General Statutes, barbed wire fences and fencing materials shall be prohibited as permanent fencing.
- D. All gates shall open onto the lot on which they are located.
- E. All fences shall be uniform in material and color. In the case of a fence with a finished side and an unfinished side, the finished or more decorative side shall face outward toward the adjoining lot or the street.
- F. All fences shall be maintained in good condition, free of significant rust, peeling paint, or other damage. Repairs made to fences shall be of the same material as the existing fence. All fences hereafter erected shall be constructed of new materials only.



11.3.6 Fence Permits

- A. No fence shall be constructed, erected, altered, or otherwise changed unless a Fence Permit has first been issued by the Zoning Enforcement Officer.
- B. All applications for a Fence Permit shall be signed or countersigned by the owner of the lot on which the fence will be located and shall be accompanied by the following:
 1. A plot plan of the premises drawn to scale showing the location of the proposed fence (including any gates) in relation to all lot lines, streets, driveways, sidewalks, and structures within 5 feet of the lot.
 2. Plans and specifications of the proposed fence, including its type, dimensions, area, height, materials, color, and method of construction.

11.4 Other Site Features

11.4.1 Walkways

- A. Walkways shall be provided in such locations as to separate pedestrian movement from vehicular movement wherever feasible.
- B. Walkways shall facilitate pedestrian movement between parking areas and building entrances, between the development and the street, and between buildings in a multi-building development.
- C. All walkways within parking areas and along the perimeter thereof shall be a minimum of 5 feet in width.

11.4.2 Dumpsters

- A. No dumpster shall be located within the front yard or within the required side or rear yards adjacent to any Residential zone.
- B. Dumpsters shall be screened in accordance with the requirements of Section 11.1.3.
- C. No dumpster shall be so located as to interfere with normal vehicular movement.
- D. In multi-family developments, suitable area shall be set aside within the dumpster screening area to accommodate recycling bins.

11.4.3 Mailboxes

In multi-family developments, group mailboxes shall be so located as to not interfere with normal vehicular movement.

11.4.4 Shopping Cart Corrals

The Commission may require the installation of shopping cart corrals within the parking lot of supermarkets, shopping centers and other large commercial developments.

11.4.5 Screening and Storage of Materials in Industrial Zones

Waste or scrap materials, debris, discarded or used materials, non-registered or non-operable motor vehicles or parts, or other unsightly material, whether or not part of a junkyard or motor vehicle junkyard, shall be stored within a structure at least 6 feet in height which shall not be located within any required yard, or shall be screened in accordance with the provisions of Section 11.1.3.

Section 12. Access Management

12.1 Purpose

These access management regulations are intended to facilitate the safe and efficient movement of vehicles, provide safe and convenient access to adjacent development, and minimize the number of potential conflict points along roadways in Bristol by managing the number, location, and design of driveways.

12.2 Definitions

For the purposes of this section, these terms are defined as follows:

- A. Apron: That portion of the driveway that intersects the street and which may include a public sidewalk.
- B. Driveway Apron Radius: The radial measurement of the edge of the driveway or driveway apron that provides a curved transition from the driveway to the street's curb line.
- C. Curb Cut: The location where driveway apron intersects the street's curb line.
- D. Curb Line: The edge of the roadway pavement, delineated by the face of a curb where present.
- E. Driveway Opening: The width of a driveway as measured at and along the street line.
- F. Street Line: The line that delineates the edge of the right-of-way.

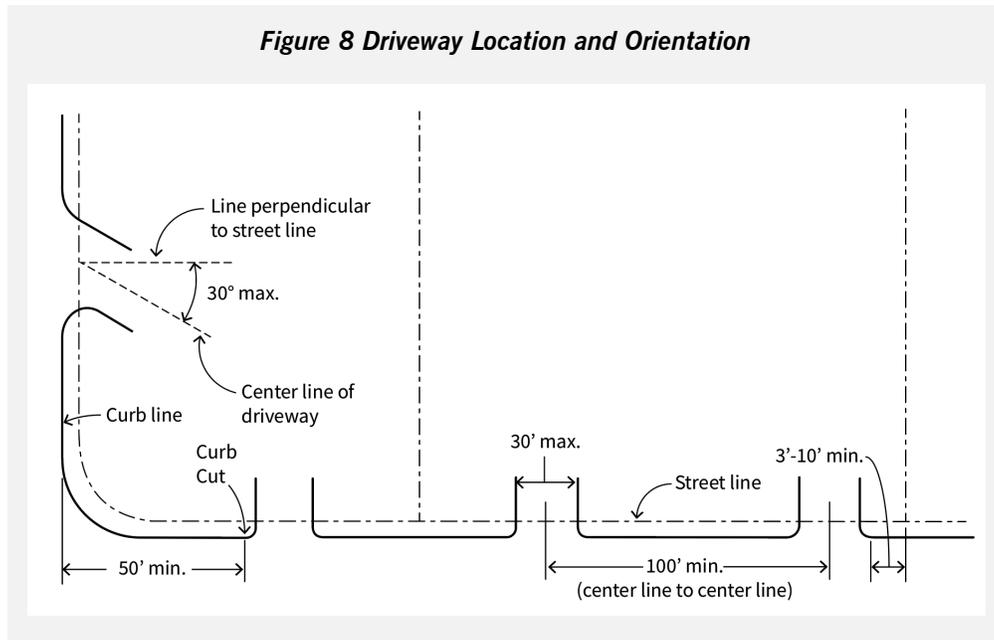
12.3 Driveways Standards for All Uses

The following standards shall apply to all driveways in all zones:

- A. Driveways shall be constructed in conformity with Sections 21-51 of the Bristol Code of Ordinances.
- B. Driveway width shall be designed to the smallest size that will effectively serve vehicles entering and exiting the site, provided that no driveway opening is less than 12 feet wide.
- C. Except as otherwise provided herein, the maximum driveway opening width (including all entrance lanes, exit lanes, and median islands) shall be 30 feet.
- D. The Commission may allow a driveway opening width greater than 30 feet, provided that:
 - 1. The greater width is recommended or required by the Connecticut Department of Transportation or the Office of the State Traffic Administration; or,
 - 2. The applicant shall demonstrate to the satisfaction of the Commission that the greater width is necessary in order to: maintain an adequate level of safety, improve pedestrian safety through the use of a refuge island, accommodate delivery and service vehicles, or accommodate traffic volume.
- E. Driveway aprons shall be designed with the smallest radii that will effectively serve vehicles entering and exiting the site provided that:
 - 1. Residential driveways shall have a driveway apron radius of no less than 3 feet and no more than 5 feet.
 - 2. Non-residential driveways shall have a driveway apron radius of no less than 10 feet and no more than 20 feet.
- F. Driveways shall intersect the street line within 30 degrees of perpendicular as measured between the centerline of the driveway and the street line.
- G. No lot shall have more than one driveway opening per each 85 feet of street frontage or major fraction thereof. The Commission may require that a lesser number of driveway openings serve a lot regardless of the amount of street frontage, if deemed necessary for public safety purposes.
- H. Driveways serving the same lot shall be at least 100 feet apart (measured center line to center line), unless they are one-way driveways.

Section 12. Access Management

- I. For corner lots, driveway openings shall be located as far from the intersection as practical, but in no case shall any curb cut be located within 50 feet of such intersection as measured from the extended curb line of the intersecting street.
- J. In no case shall a curb cut be closer than the following distance from the extended side yard property line:
 - 1. Lots with a frontage of less than 60 feet: 3 feet
 - 2. Lots with a frontage between 60 and 85 feet: 5 feet
 - 3. Lots with a frontage of more than 85 feet: 10 feet



12.4 Driveway Standards for Uses Approved by Site Plan or Special Permit

Any proposed driveway associated with a project subject to Site Plan or Special Permit approval shall comply with the following:

12.4.1 Driveway Design

Each driveway shall be provided with a clearly defined and properly sized opening and clearly delineated and properly marked/signed entrance/exit lanes in accordance with Section 12.3.C of these Regulations and Section 21-51 of the Bristol Code of Ordinances.

12.4.2 Sight Lines

- A. General Requirement. Each driveway shall be designed and located to provide safe and unobstructed sight distance for vehicles exiting the property.
- B. Measurement Point and Height. Sight distance shall be measured from a point on the exit lane of the driveway located 10 feet behind the curb line of the intersecting street, at a height of 3.5 feet above the finished surface, representing the typical eye height of a driver in a passenger vehicle.
- C. Obstructions Prohibited. No structure, fence, wall, sign, vegetation, or other obstruction shall be permitted within the sight triangle that would block the required line of sight between the measurement point and the approaching roadway.
- D. Minimum Sight Distance. All driveways shall be located to provide the minimum sight distance necessary for safe egress. Required sight distances shall be based on the stopping sight distance standards set forth in the most recent edition of the AASHTO Policy on Geometric Design of Highways and Streets or the

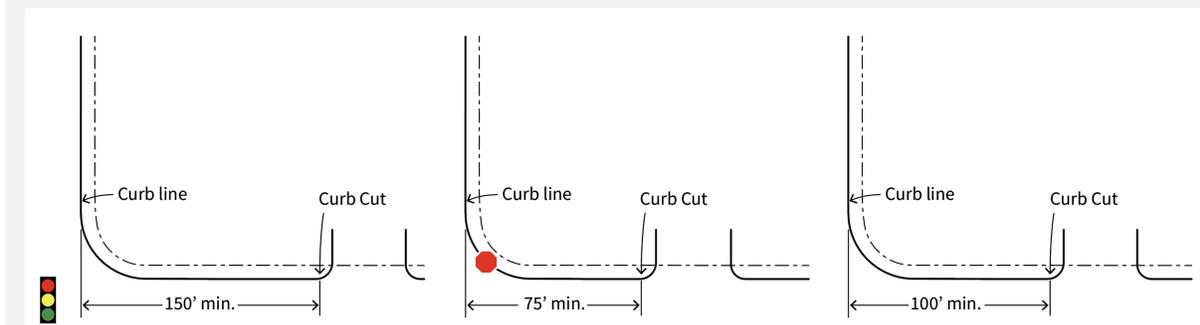
CTDOT Highway Design Manual, whichever is more stringent. If these standards cannot be achieved due to unique site or traffic conditions, the Commission may allow a reduced distance only when a qualified traffic engineer demonstrates that the proposed distance and associated improvements will provide for safe egress. In such cases, the sight distance provided shall be the maximum feasible for the site.

12.4.3 Unsignalized Driveways that Serve Corner Lots

The provisions of this Section 12.4.3 shall supersede the requirements of Section 12.3.I and the following shall apply:

- A. The primary driveway shall be located on a local/side street, where feasible.
- B. The driveway shall be located to provide safe ingress and egress and to minimize adverse impacts to traffic operations.
- C. The driveway shall be located as far as possible from the adjoining street intersection, and shall be spaced the following minimum distance from the nearest extended curb line of the intersecting street to the nearest driveway apron curb cut:
 - 1. If the adjoining street intersection is signalized: 150 feet minimum.
 - 2. If the adjoining street intersection is un-signalized and the affected street has a stop sign at the intersection: 75 feet minimum.
 - 3. If the adjoining street intersection is un-signalized and the affected street is not controlled by a stop sign at the intersection: 100 feet minimum.
- D. The required distance specified in Item C above may be reduced through the use of access management techniques as described in Section 12.5 at a rate of 5% for each point earned except that in no case shall the distance be reduced to less than 50 feet.
- E. If the required distance specified in Item C above is not attainable because of insufficient lot frontage, topography, building location, or other site conditions, and the provision of an alternative point of access is not a feasible option, the Commission may allow a lesser distance, provided such distance shall provide safe ingress and egress and shall be as great as feasible.

Figure 9. Corner Lot Unsignalized Driveway Location



12.5 Access Management Incentive

Through voluntary compliance with this Access Management Incentive, an applicant may be exempted from the traffic study requirement of a Site Plan Application, Special Permit, and/or the Section 16.2.3 requirement for high traffic generators.

- A. Using the table below, the Commission shall, upon the request of an applicant, evaluate each project subject to these access management regulations by awarding points based upon the extent of compliance with each of the access management standards contained in the table. The Commission’s evaluation shall account for existing driveways proposed to remain unchanged, existing driveways proposed to be modified, and proposed new driveways.

Access Management Technique	Standard	Points
1. Reduction in the number of driveways accessing the same street (existing vs. proposed)	Two or more driveways eliminated	5
	One driveway eliminated	3
2. Separation distance between driveway openings on the same lot (measured in a straight line between the nearest edge of each driveway opening)	> 150 feet	6
	120 – 150 feet	3
3. Common/shared driveway(s) used by two or more adjoining lots (must be built, or agreed to in writing by all affected lot owners)	Yes	4
4. Interior vehicular connection(s) between two or more lots (must be built, or agreed to in writing by all affected lot owners)	Yes	3
5. Separation distance between driveway openings on adjoining lots (measured in a straight line between the nearest edge of each driveway opening)	≥ 50 feet	3
6. Setback of parking spaces from the front lot line (driveway provides direct access to spaces)	> 30 feet	2
	10 – 30 feet	1
7. Alignment of driveway opening(s) with driveway opening(s) on the opposite side of the street (alignment of centerlines)	Yes	2
8. Alignment of driveway opening(s) with traffic signal	Yes	6
9. Full compliance with Section 12.4.2.B	Yes	4

- B. If the project scores 10 or more points, the Commission shall waive a traffic study, if required, and will instead require a site access analysis.
- C. The site access analysis shall include some or all of the elements of a traffic study as determined by the Commission but shall be limited in its scope to the project itself and shall not be required to consider the surrounding roadway network. In determining which elements shall be included in a site access analysis, the Commission shall consider:
 - 1. the design aspects of the site driveway in question;
 - 2. the professional judgment of the City Engineer in consultation with the City Planner, and professionally accepted traffic engineering practices.

Section 13. Off-Street Parking Requirements

13.1 Purpose

These requirements are intended to ensure that:

- A. An adequate supply of off-street parking spaces is provided for all new buildings and uses, for the expansion of existing buildings and uses, and for changes of use when such change would result in a use whose parking requirements would be greater than those of the use it is replacing;
- B. The safe and convenient use of off-street parking areas is provided for through the layout, construction and maintenance of parking spaces, driveways, access aisles and islands of suitable and sufficient dimensions and alignment; and,
- C. The appearance of off-street parking areas is enhanced through the installation and maintenance of appropriate and suitable landscaping materials.

13.2 Amount of Off-Street Parking Required

- A. The amount of parking provided for each use shall be sufficient to accommodate the motor vehicles of all occupants, employees, customers and visitors normally at the premises at any one time.
- B. The minimum number of parking spaces required for uses not listed in the tables below shall be as determined by the Commission.
- C. Where the minimum number of parking spaces required for a particular use is to be determined by the Commission, the applicant shall provide a recommendation for the number of parking spaces required for the use in question. Such recommendation shall be provided by a traffic engineer or parking expert. In making its determination, the Commission shall be guided by the nature, intensity and/or mix of the proposed use, including projected attendance, the number of employees, visitors and/or customers, and the experience of similar facilities elsewhere.
- D. The tables below establish the minimum number of parking spaces required for the specified uses. Parking space calculations that result in a fraction of a space shall be rounded up to the nearest whole number. Requirements noted by the abbreviation “ksf” are calculated per 1,000 square feet of gross floor area (or area as specified).

Use Group/Use	Minimum Parking Spaces
Agricultural Uses	
Commercial Greenhouse	0.5 per ksf gross indoor greenhouse area
Farm	To be Determined by Commission
Nursery	
Stable	0.25 per stall
Conversion and Reuse	
Adaptive Reuse of Non-Residential Buildings	Parking requirement to be determined by Commission based upon proposed uses.
Conversion of Historic Dwellings	
Cultural or Institutional Uses	
Cemetery	To be Determined by Commission
Civic Facility	1.5 per ksf per school, 3.0 per ksf per library, Commission to determine requirement for other uses
Cultural Institution	2.0 per ksf
Community Youth Organization	5.0 per ksf

Use Group/Use	Minimum Parking Spaces
Membership Organization	5.0 per ksf
General Medical or Surgical Hospital	3 per ksf
Non-Profit Private School	1.5 per ksf
Religious Organization or Institution	0.33 per seat for worship space + 2.0 ksf non-worship space
Drive-Up Facilities	
Car Wash, Motor Vehicle Detailing	Queuing space for 5 vehicles
Other (Banks, Pharmacy, etc.)	
Restaurants, Take-Out, Specialty Food or	Queuing space for 10 vehicles
Food & Beverage Service	
Bar or Club	12.0 per ksf
Brewpub	
Restaurant, Fast Food	8.0 per ksf
Restaurant, Sit-Down	
Microbrewery	8.0 per ksf indoor visitor space+ 3.0 per ksf office space+ 1.0 per ksf indoor production space
Restaurant, Take-Out	4.0 per ksf
Specialty Food or Beverage Establishment	
Catering Service	3.0 per ksf
Kitchen Incubator	
Specialty Food or Beverage Manufacturer	
Industrial & Fleet Uses	
Composting Facility	2.0 + 3.0 per ksf office space
Contractor Yard	
Environmental Service Facility	
Fuel Oil and Heating Fuel Storage Facility	
Junkyard	
Motor Vehicle Junk Yard	
Recycling Facility	
Removal of Earth Materials	
Renewable Energy Generation Facility	
Wood Processing Facility	
Bus Yard	1.0 space per fleet parking space (or equivalent capacity) + 3.0 spaces per ksf office space
Fuel Oil Dealer	
Sanitary Services Yard	1.0 space per fleet parking space (or equivalent capacity) + 3.0 spaces per ksf office space
Trucking and Courier Service	
Manufacturing Facility	0.5 per ksf production/storage space + 3.0 per ksf office
Industrial Laundry or Dry Cleaning	1.0 per ksf production/storage space + 3.0 per ksf office
Specialty Trade Contractor	2.0 per ksf
Helicopter Landing Facility	2.0 spaces per landing pad

Use Group/Use	Minimum Parking Spaces
Data Center	4 spaces + 0.1 spaces per ksf
Office and Technology Uses	
Business or Professional Office	4.0 per ksf
Government Office or Building	
Medical Office	
Social Services Agency or Charitable Institution	
High Technology Business	3.0 per ksf
Medical Laboratory	
Radio or Television Broadcast Facility	
Recreation or Entertainment Facility	
Golf Course	10 per hole
Indoor Entertainment Facility	0.33 per seat
Indoor Recreation Facility	3 per bowling lane, other facility types to be determined by Commission
Fitness Club	5.0 per ksf
Outdoor Entertainment Facility	To be determined by Commission
Park or Open Space	
Tennis or Racquet Clubs	5.0 per ksf + 2.0 per court
Residential Uses	
Assisted Living Facility	1.5 per ksf
Nursing or Convalescent Home	
Community Residence	2.0 per residence
Conversion to Three-Family	2.0 per dwelling unit
Conversion to Two-Family	
Live-Work Units	
Manufactured Home Park	
Residential, Single-Family	
Residential, Three-Family	
Residential, Two-Family	1.5 per dwelling unit
Residential, Multi-Family	
Government or Non-Profit Housing	
Seasonal Camps and Cottages	1.5 per dwelling unit
Senior Housing	
Mixed-Use Development	1.0 per dwelling unit + 0.5 per bedroom + 2.0 per ksf gross floor area of non-residential uses
Unified Residential Development	1.0 per dwelling unit + 0.5 per bedroom
Sales Establishments	
Accessory Retail	4.0 per ksf
Convenience Store	
Drugstore	

Use Group/Use	Minimum Parking Spaces
Grocery Store	4.0 per ksf
Pawn Shop	
Retail Store	
Specialty Retail	
Building Supply	2.5 per ksf indoor + 1.0 per ksf outdoor sales area
Garden Supply	
Retail Store-Large Goods	
Farm Stand	1 per 5 linear foot sheltered display or sales frontage
Service Based Uses	
Hotel or Motel	1.0 per room + other uses (10 per ksf for restaurant, 7 per ksf for conference/ banquet)
Emergency Housing Shelter	4.0 per shelter
Funeral Home or Mortuary	10.0 per ksf
Animal Day Care Facility	3.0 per ksf
Animal Grooming Establishment	
Animal Hospital	
Building Services	
Commercial Kennel	
Printing Shop	
Retail Dry Cleaner or Laundry	4.0 per ksf
Adult Day Care Center	
Child Care Center	
Group Child Care Home (located outside of a	5.0 per ksf
Bank	
For Profit School or Studio	5.0 per ksf
Health Care Clinic	
Laundromat	
Personal Service Establishment	5.0 per ksf
Specialty Service Establishment	
Shopping Centers	
Shopping Centers	4.0 per ksf
Storage, Warehousing, or Distribution	
Climate Controlled Self-Storage Facility	0.1 per ksf storage space + 3.0 per ksf office space
Self-Storage Facility	
Public Warehouse	0.5 per ksf indoor distribution/ storage space + 3.0 per ksf office space
Wholesale Business	
Wholesale or Distribution Facility	
Vehicle or Equipment Sales and Service	
Boat or Recreational Vehicle Sales and Service	

Section 13. Off-Street Parking Requirements

Use Group/Use	Minimum Parking Spaces
Equipment Rental or Leasing	3.0 per ksf indoor office and display+0.15 per ksf outdoor display
Motor Vehicle Sales or Rental or Leasing	
Motor Vehicle Filling Station	2.0 per establishment + 2.0 per service bay + 3.0 per ksf office and retail sales area
Car or Truck Wash Facility	3.0 per establishment + queuing requirement
Motor Vehicle Detailing	
Motor Vehicle Repair or Service Facility	2.0 per service bay + 3.0 per ksf office and retail sales area

13.3 Electric Vehicle Charging Requirements

As required by CGS §47, each new construction of a commercial building or multiunit residential building with 30 or more designated parking spaces for cars or light duty trucks shall include electric vehicle charging infrastructure that is capable of supporting level two electric vehicle charging stations or direct current fast charging stations in at least 10% of such parking spaces. Required charging stations shall only be located outside.

13.4 Shared Parking

- A. Except as otherwise provided herein, joint or common use of off-street parking shall be permitted provided that the number of spaces provided shall not be less than the sum of the parking required for each separate use.
- B. Upon provision of a parking study conducted by a traffic engineer or parking expert and the provision of a site plan, the Commission may allow up to 50% of the required parking spaces for a use which operates primarily during the evening or on weekends to be counted toward the parking requirements of a use which operates primarily during the daytime or on weekdays, and vice versa. All of the shared parking spaces shall be located within 500 feet of the main building entrance of the recipient use except that in the BD zone, such parking shall be located within 1,000 feet of the main building entrance of the recipient use. In approving such a reduction, the applicant shall demonstrate to the Commission that there shall not be a substantial overlap of peak parking periods for the uses and that arrangements satisfactory to the Commission have been made to guarantee long-term access to and use of the shared parking spaces by the recipient use.

13.5 Future Parking

Depending upon the parking needs of a particular use, the Commission may allow up to 50% of the required parking spaces for a use to be designated as "future parking" and not constructed in the short term, provided that:

- A. Parking spaces so designated shall be labeled as "Future Parking" on the Site Plan; shall be properly designed and located on land suitable for parking area development; and shall be shown as an integral part of the overall parking layout.
- B. If at any time the Commission determines that all or a portion of such "Future Parking" spaces is needed, it shall direct the Zoning Enforcement Officer to so notify the property owner in writing and shall provide the property owner a reasonable time period in which to construct such spaces. Failure to construct such spaces when so ordered shall constitute a violation of these Regulations.

13.6 Location of Parking

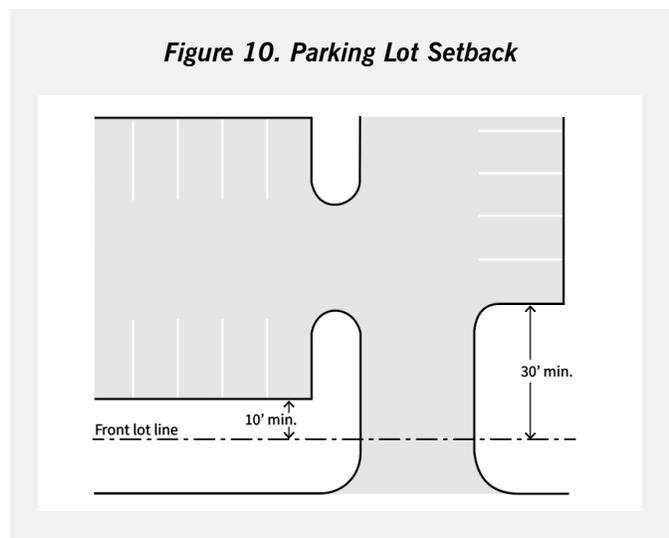
- A. Except as otherwise provided herein, all parking spaces shall be located on the same lot as the principal use they are designed to serve.
- B. By Special Permit, the Commission may allow all or a portion of the required parking spaces to be located either on a separate lot under the same ownership as the use being served or on a separate lot under a different ownership than the use being served, provided that arrangements satisfactory to the Commission have been made to guarantee long-term access to and use of such spaces. All spaces approved under this provision shall be located within 500 feet of the main building entrance of the use being served except that in the BD zone, such parking shall be located within 1,000 feet of the main building entrance of the use being served.
- C. By Special Permit, the Commission may allow parking areas which serve uses located in a business or industrial zone to be permitted on land in the RT-5 zone or the RM-5 zone; no access to such parking area shall be permitted across land in any other residential zone.

13.7 Parking Lot and Driveway Standards

13.7.1 Location of Parking

No parking area or portion thereof, including parking spaces, driveways or access aisles, shall be located as follows:

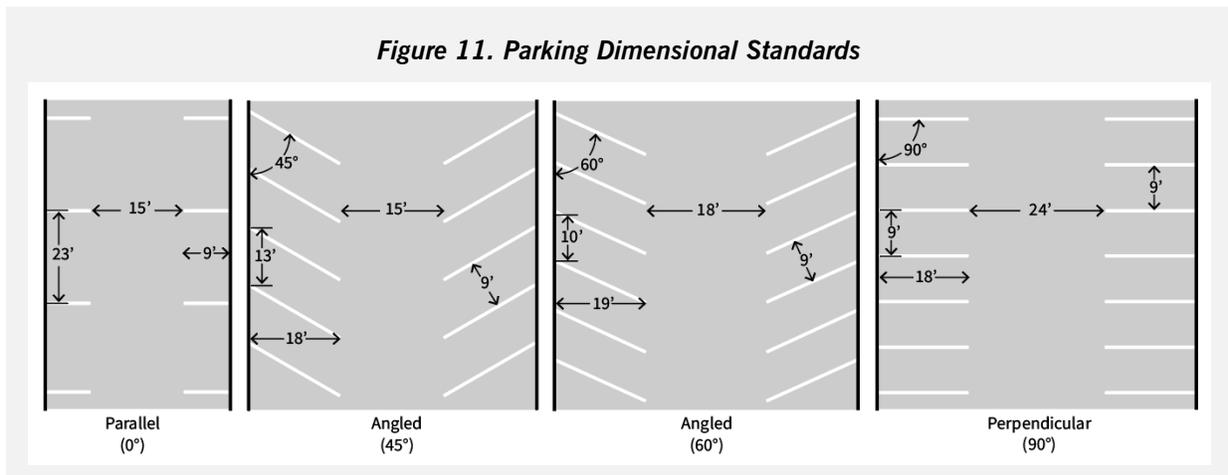
- A. In all zones:
 1. Within 10 feet of any front lot line, except for driveways directly from the street or parking spaces in driveways which serve single- or two-family dwellings. However, for business and industrial uses, no parking space which directly utilizes a driveway from a public street as its access aisle shall be located within thirty feet of any front lot line. [See Figure 10]
 2. Within 5 feet of any side or rear lot line, except for shared driveways, shared access aisles or joint parking between adjoining lots. The Commission may allow a reduction of the 5-foot setback if a wall, fence or other appropriate buffer of appropriate height and design can be substituted for all or a portion of the setback if, in its judgement such a wall, fence, or other appropriate buffer would provide a comparable setback of the use from adjoining properties.
 3. Within 6 feet of any portion of a building, except for garage entrances or loading area aprons. The Commission may allow a lesser distance in order to accommodate drive-up windows, canopy support posts, vestibules or similar building features that otherwise extend out from the wall of the building.
- B. In business or industrial zones: within 10 feet of any side or rear lot line which abuts a Residential zone.
- C. For residential uses in Single-Family Residential zones: within the required front yard, except for driveways directly from the street.



13.7.2 Parking Space and Aisle Standards

A. Except as otherwise specified herein, the minimum dimensional requirements for parallel, angled and perpendicular parking spaces shall be as follows [See Figure 11]:

Dimension	Parallel	Angled (45°)	Angled (60°)	Perpendicular
Curb length per space	23'	13'	10'	9'
Space depth	9'	18'	19'	18'
Access aisle width	15'	15'	18'	24'
Space width	9'	9'	9'	9'



- B. Parallel and angled parking spaces shall be served by one-way access aisles only.
- C. Perpendicular (90 degree) parking spaces shall be served by two-way access aisles only, unless otherwise approved by the Commission.
- D. Access aisles that do not directly serve any parking spaces shall be a minimum of 15 feet wide for one-way traffic and a minimum of 20 feet wide for two-way traffic.
- E. No parking space shall be designed or constructed in a manner that would require a vehicle to use any part of a public street to enter, back into and/or exit from such space, except for parking spaces in driveways which serve single- or two-family dwellings.

13.7.3 Accessibility Requirements

- A. Parking spaces for the physically handicapped shall be located as close as possible to ramps, walkways, and building entrances.
- B. Parking spaces shall be so arranged as to eliminate or minimize the need for physically handicapped persons to wheel or walk behind parked cars to reach entrances, ramps and walkways.
- C. The number, size, designation, location, and markings of parking spaces for the handicapped shall be as per the Connecticut General Statutes, Sec. 14-253a(h) and Section 1106 of the Connecticut State Building Code – 2021 IBC Portion, as amended.

13.7.4 Pavement Marking Standards

- A. All parking spaces shall be delineated by painted lines, except for parking spaces in driveways which serve single- or two-family dwellings.
- B. Where necessary to control traffic flow, directional arrows shall be painted on the surface of access aisles or driveways, and directional signs shall be installed.

13.7.5 Landscaping, Curbs, and Islands

- A. Screening shall be provided for parking areas which are adjacent to residential properties or visible from the street. Acceptable screening materials shall include:
 - 1. Evergreen hedges having a minimum height of 4 feet at the time of planting;
 - 2. Solid fences or walls, if approved by the Commission;
 - 3. Earthen berms; or,
 - 4. Any combination of the above materials.
- B. Parking areas containing 10 or more parking spaces shall be suitably landscaped with appropriate trees, shrubs and ground cover, in accordance with the following:
 - 1. Parking areas containing 10 or more parking spaces shall contain at least one major tree and two shrubs per ten parking spaces or major fraction thereof, planted within and along the perimeter of the parking area.
 - 2. Parking areas containing between 20 and 99 parking spaces shall contain a minimum of 15 square feet of interior landscaping area per parking space, distributed among the end islands, interior islands and planting strips.
 - 3. Parking areas containing 100 or more parking spaces shall contain a minimum of 20 square feet of interior landscaping area per parking space, distributed among the end islands, interior islands and planting strips.
 - 4. Trees within and along the perimeter of parking areas shall be of such varieties which provide shade or are capable of providing shade at maturity.
- C. In parking areas containing 10 or more parking spaces:
 - 1. Curbed islands shall be provided at each end of each row of parking spaces;
 - 2. Curbed islands shall be provided to interrupt long rows of interior and perimeter parking spaces in an arrangement acceptable to the Commission so as to allow for no more than 20 consecutive spaces in a single row;
 - 3. Such end and interior islands shall be a minimum of 9 feet wide by 17 feet long for a single row of spaces and 9 feet wide by 34 feet long for a double row of spaces;
 - 4. Such end and interior islands shall be landscaped in accordance with the requirements of Item B above.
- D. In parking areas containing 100 or more parking spaces, planting strips shall be provided along every other set of interior parking spaces between abutting rows of spaces. Such strips shall be a minimum of 10 feet wide and landscaped in accordance with the requirements of Item B above. Planting strips should be protected from vehicles by a curb or wheel stop. Curbs may contain breaks to allow surface water flow into planting strips.
- E. Except for parking spaces in driveways that serve single- or two-family dwellings, the perimeter of all parking areas, islands and driveways shall be curbed, to prevent damage to landscaping and lighting and to prevent interference with pedestrian use of walkways. Curbs may contain breaks to allow surface water flow into vegetated areas so as to reduce stormwater runoff.
- F. Where provided, motor vehicle wheel stops shall be a maximum of 6 inches in height and shall be placed a maximum of 30 inches from the front of the parking spaces in which they are located.

13.8 Parking Structures

Parking spaces may be located within underground or aboveground parking structures. Such structures may be part of the principal building they are intended to serve or freestanding structures which may or may not be connected to a principal building.

- A. A parking structure shall be considered an accessory use unless it is the only use on the lot, in which case it shall be considered a principal use.
- B. A freestanding parking structure which is accessory to a principal building shall not be located within 10 feet of the principal building.
- C. The floors used for parking within an above-ground parking structure which is part of the principal building shall not be included in calculating the building's height.
- D. The floors used for parking within a freestanding parking structure which is accessory to a principal building shall not be included in calculating building coverage or floor-area ratio of the lot.

In the BD zone, the street-level frontage of any freestanding parking structure located on Main Street, North Main Street, Church Street, North Street, Riverside Avenue or School Street shall be devoted to permitted retail, personal service, convenience or entertainment uses, except for the structure's entrance and exit ramps and service doorways.

13.9 Small Car Parking

By Special Permit, the Commission may allow parking areas containing 30 or more parking spaces to include small car parking, provided that:

- A. The parking area to be set aside for small car parking spaces shall be controlled through the assignment of such spaces to individual parkers.
- B. Each small car parking space shall be a minimum of 8 feet wide by 16 feet long.
- C. The small car parking spaces shall be arranged in a group and clearly designated as such on the site through the use of pavement markings and raised signage. For every 6 small car parking spaces, there shall be a minimum of one directional sign which so identifies the spaces.
- D. Access aisles that directly serve two rows of small car parking spaces may be reduced in width by a maximum of 2 feet.

13.10 Off-Street Loading Requirements

13.10.1 Amount of Off-Street Loading Spaces Required

- A. For each non-residential use involving the receipt or shipment of goods or materials by motor vehicle, there shall be provided a minimum of:
 - 1. One loading space for each 15,000 square feet gross floor area or major fraction thereof, up to 30,000 square feet gross floor area; and,
 - 2. One additional loading space for each 30,000 square feet gross floor area or major fraction thereof in excess of 30,000 square feet gross floor area.
- B. The Commission may modify the number of loading spaces required if, in its judgment, the use of the building does not necessitate the provision of such spaces and the movement of goods or materials would not otherwise be adversely affected.

13.10.2 Location of Loading Spaces

All loading spaces shall be located on the same lot as the principal use they are designed to serve.

13.10.3 Layout and Dimension of Off-Street Loading

- A. No off-street loading space or maneuvering area shall be located as follows:
 - 1. In all zones: within the required front yard.
 - 2. For Special Permit uses in Residential zones: within 15 feet of any side or rear lot line.
 - 3. In business or industrial zones: within the required side or rear yards of a lot which abuts a residential zone.
- B. Each loading space shall be a minimum of 10 feet wide by 25 feet long, exclusive of access drives and maneuvering areas. Such spaces shall be unobstructed to a height of at least 14 feet.
- C. No loading space, including any loading bay, ramp or dock, shall be designed or constructed in a manner that would require a vehicle to use any part of a public street to enter, back into and/or exit from such space.
- D. No loading space, access drive or maneuvering area shall be arranged in such a manner as to block the use of parking spaces or traffic circulation within parking areas when such loading space is in use.

13.11 Construction and Drainage Standards for Parking and Loading Areas

- A. Except for those which serve single- or two-family dwellings, all driveways, parking areas and loading areas shall have a surface of permanent bituminous; concrete paving; concrete, stone or clay pavers; or pervious pavers with an adequate base course to support the volume of vehicular traffic anticipated.
- B. That portion of all driveways within the street right-of-way shall be constructed in accordance with the specifications of Chapter 21 of the City's Code of Ordinances.
- C. The stormwater runoff system for all driveways, parking areas and loading areas shall:
 - 1. Be sized to accommodate runoff from a 25-year design storm;
 - 2. Be designed so as to prevent runoff from flowing into the street or onto adjacent properties;
 - 3. Where feasible, be tied into the City's drainage system.
- D. Finished grades for parking areas shall not exceed 3% in areas with accessible parking spaces and 5% in other areas.

13.12 Parking and Storage of Special Vehicles in Residential Districts

The parking and storage of recreational vehicles, commercial vehicles, trailers, and unregistered vehicles shall be permitted in all residential districts, excluding the A-Multi-Family Residential zone, in accordance with the following:

- A. The parking or storage of no more than two recreational vehicles (including boats) is permitted on a lot, provided that:
 - 1. Such vehicles shall not be more than 28 feet in length;
 - 2. Such vehicles, if parked or stored outdoors, shall not be located within the required front or side yards or within 5 feet of the rear lot line;
 - 3. Such vehicles shall not be used for living, recreation or business purposes while parked or stored on the lot; and,
 - 4. Such vehicles shall be directly owned or leased by the owner or tenant of the premises on which they are parked or stored.
- B. The parking or storage of the following is permitted providing that if parked or stored outdoors no part of the vehicle or trailer shall be within the required front or side yards or within 5 feet of the rear lot line:
 - 1. No more than one registered commercial vehicle having a gross vehicle weight of less than 10,000 lbs.
 - 2. No more than one registered trailer not otherwise associated with an active and ongoing construction project or activity.

T O C	Article I	Article II	Article III Regulatory Standards	Article IV	Article V	Appendix
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- 3. No more than one unregistered motor vehicle.

13.13 Outside Overnight Parking of Vehicles or Equipment in Commercial and Industrial Zones

The outside overnight parking of vehicles or equipment is permitted in the BG, BHC, I, IP-1, IP-3, and IP-5 zones provided that no vehicle or equipment shall be parked within any required yard and that the Commission may require appropriate screening in accordance with the provisions of Section 11.1.

13.14 Common Parking for Multi-Family, Mixed-Use, and Unified Residential Development

The equivalent of at least 20% of the required parking for any multi-family residential, mixed-use residential, or unified residential development shall be common parking so as to be available to visitors or residents of any unit and shall not be assigned to individual units.

13.15 Bicycle Parking

Bicycle parking facilities shall be provided as part of new multi-family developments of 4 units or more, and new commercial, industrial, or institutional developments.

- A. Bicycle parking shall be provided at all new construction, changes of use, or substantial improvement and shall be provided at a rate of 1 bicycle parking space per 10 automobile spaces or at a rate of 1 space per 2,000 square feet of gross floor area, whichever is less. No more than 20 bicycle parking spaces shall be required.
- B. Bicycle parking spaces shall:
 - 1. Provide a convenient place to lock a bicycle and shall be at least 6 feet long, 2 feet wide, and shall provide at least 7 feet of vertical clearance, unless a bicycle locker is provided.
 - 2. Be capable of locking the bicycle and supporting the bicycle in an upright position.
 - 3. Be securely anchored to a supporting surface.
- C. Bicycle parking shall not interfere with pedestrian circulation and shall be separated from automobile parking.
- D. For any use where bicycle parking is required, if the vehicular parking is covered or partly covered the bicycle parking will be covered at the same ratio.
- E. Bicycle parking shall be located in proximity of a main building entrance and placed in an area that is highly visible.

Section 14. Signs

14.1 Purpose

The purpose of these sign regulations is to balance the need for effective business identification, advertising, and visual communication with the City's responsibility to protect free speech, promote public safety, preserve property values, and reduce visual clutter through appropriately-sized, well-placed, and well-designed signs.

14.2 Exempt Signs

The following types of signs are exempt from these regulations:

- A. Legal Obligations: Any sign required by a valid and applicable federal, state, or local law, regulation, ordinance, or judicial order.
- B. Indoor Signs: Signs contained solely within a building and intended solely for inside use and not for attracting attention from the outside.
- C. Traffic Signs: Any sign or traffic control device installed by an authorized agency or as required or recommended by the Manual of Uniform Traffic Control Devices.
- D. Government Signs: Signs erected, maintained or otherwise posted, owned or leased by the U.S. government, State of Connecticut, or the City of Bristol.
- E. Campaign Signs: Any temporary sign directly related to a federal, state, or city election or referendum.

14.3 Prohibited Signs

Signs that are not expressly allowed by these regulations are prohibited. Additionally, the following sign types are prohibited in all zones:

- A. Rotating, moving or animated signs. However, electronic or manual message boards shall be permitted, provided that such devices shall be subject to the provisions of these Regulations.
- B. Signs on the exterior of parked vehicles that function primarily as static advertising, where such a vehicle is not regularly used by the business it advertises to transport persons, goods, or materials.
- C. Attention-getting devices such as pennants, valances, flags (except governmental flags), streamers, searchlights, string or festoon lights, flashing lights, balloons or similar devices designed for purposes of attracting attention, promotion or advertising.
- D. Roof signs.
- E. Any sign which could be mistaken for or confused with a traffic control sign, signal or device.
- F. Signs permanently painted, posted or otherwise attached to any rock, fence, tree or utility pole.
- G. Signs painted directly on any wall, excluding artwork meeting the definition of a mural as defined in Section 18.

14.4 Allowed and Permitted Sign Types

- A. Billboard: A large freestanding or wall mounted sign typically oriented to a major transportation corridor and typically unrelated to the use of the property on which it is located.
- B. Canopy Sign: A sign which is part of or attached to an awning, canopy, or other fabric, plastic or structural protective cover over a door, entrance, window, walkway or outdoor service area.
- C. Freestanding Sign: A sign placed on the ground or supported by one or more uprights, poles or other supports placed in or upon the ground.
- D. Incidental Sign: A small wall or freestanding sign typically containing information relevant to the property.

- E. Internal Use Sign: A sign situated within the interior of a property that is typically used to provide direction and orientation to vehicles and pedestrians that have entered a property and convey important information about the use of the property.
- F. Marquee Sign: A sign attached to, or made part of, the vertical face of a building marquee; the marquee being any permanent structure that projects from a wall of a building typically above an entrance.
- G. Portable Sign: A sign which is not permanently affixed to a building, structure or the ground.
- H. Projecting Sign: A sign which is wholly or partly mounted to the exterior of a building perpendicular to the wall.
- I. Temporary Freestanding Sign: A small freestanding sign mounted in the ground for a limited period of time.
- J. Wall Sign: A sign that is wholly or partly mounted to the exterior of a building parallel with the wall.

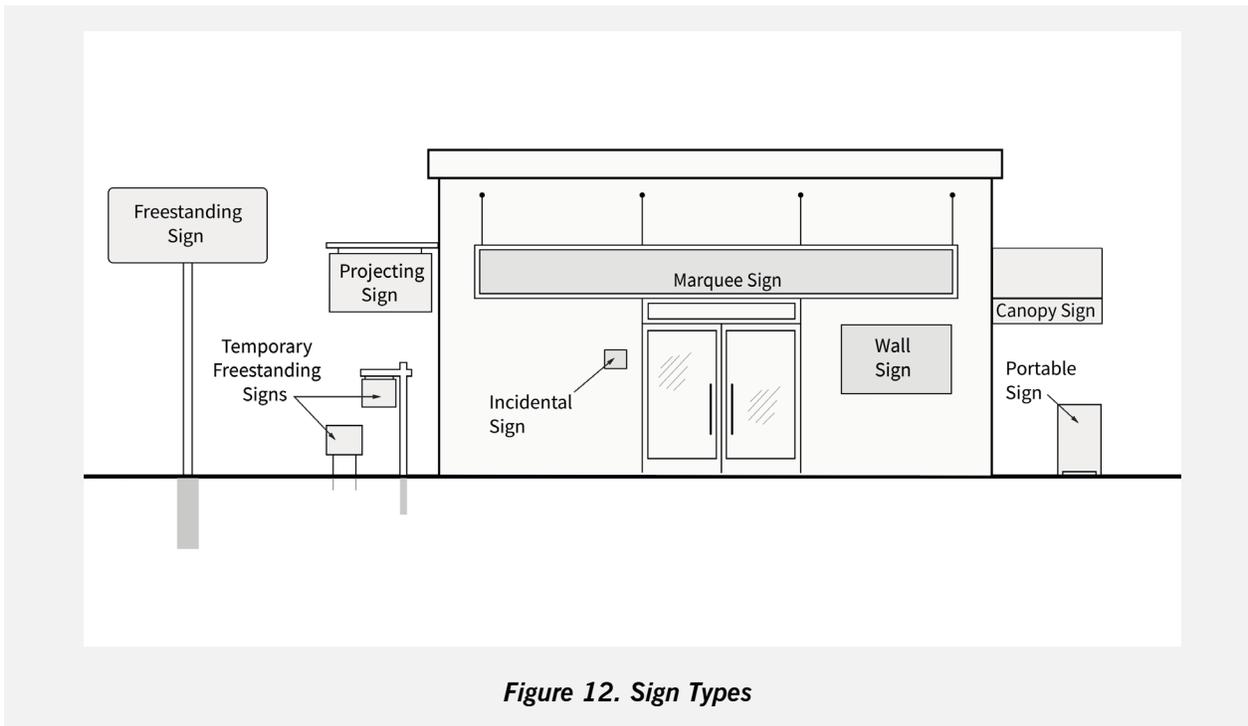


Figure 12. Sign Types

14.5 Allowed and Permitted Signs by Zone

Signs are allowed or permitted by zone in accordance with the table below and in addition to the other requirements of this Section 14. Signs are allowed As of Right (R) or require a Sign Permit (P). Signs prohibited within a zone are identified by a dash (—).

Sign Type	R-10, R-15, R-25, R-40, RM-5, A	BN, RT-5	BG, BD, BHC, I	IP-1, IP-3, IP-5	See Section
Billboard	—	—	P (I Zone only)	—	14.7.1
Canopy Sign	—	P	P	P	14.7.2
Freestanding Sign	P ^{1,2}	P	P	P	14.7.3
Incidental Sign ³	R (≤1 sf) P (>1 sf–3 sf)	R (≤1 sf) P (>1 sf–3 sf)	R (≤1 sf) P (>1 sf–3 sf)	R (≤1 sf) P (>1 sf–3 sf)	14.7.4
Internal Use Sign	R	R	R	R	14.7.5
Marquee Sign	—	P	P	P	14.7.6
Portable Sign, Large	P	P	P	P	14.7.7
Portable Sign, Small	—	P	P	P	14.7.8
Projecting Sign	—	P	P	P	14.7.9
Temporary Freestanding Sign ³	R (≤6 sf) P (>6 sf–18 sf)	R (≤6 sf) P (>6 sf–18 sf)	R (≤18 sf) P (>18 sf–32 sf)	R (≤18 sf) P (>18 sf–32 sf)	14.7.10
Wall Sign	—	P	P	P	14.7.11

¹ Limited to use by a civic facility, community youth organization, cultural institution, membership organization, or religious organization or institution.

² Limited to use by a unified residential development, multi-family development with 10 or more units, or open space development.

³ Size limits are per sign.

14.6 Number of Signs per Business Establishment

Except as otherwise specified by these regulations, individual business establishments in the BN, RT-5, BG, BD, BHC, I, IP-1, IP-3, and IP-5 zones shall be limited to a combined total of two signs of the following types per individual establishment:

- A. Canopy signs.
- B. Freestanding signs (see Section 14.7.3 for limits on the number of freestanding signs)
- C. Marquee signs.
- D. Projecting signs
- E. Wall signs.

14.7 Standards by Sign Type

14.7.1 Billboards

- A. Billboards are permitted only in the I Zone, in addition to any other allowed or permitted signs, and require approval by the Zoning Commission.
- B. Only one billboard shall be allowed per lot, provided that the lot has a minimum lot frontage of 100 feet.
- C. Billboards shall not contain more than two signboards per face.
- D. Billboards shall not exceed 30 feet in length.
- E. Billboards shall not exceed 32 feet in height, measured from the ground to the top of the sign.
- F. No billboard shall project into a required front yard unless attached to a building wall already existing in such yard. No part of a billboard attached to a building wall shall project more than 18 inches into a required side yard, other than the illuminating apparatus.
- G. Billboards shall be separated by a distance of at least 500 feet.
- H. Billboards shall not be permitted within 100 feet of any public park, school, playground, cemetery or residential zone.

14.7.2 Canopy Signs

The maximum area shall be equal to one square foot for each linear foot of the canopy face where the sign is applied or attached.

14.7.3 Freestanding Signs

- A. General Standards:
 - 1. Unless otherwise stated in these regulations, only one freestanding sign is allowed per street frontage of a lot with a driveway, regardless of the number of buildings or uses on the lot.
 - 2. No part of any freestanding sign shall be located within 5 feet of any lot line.
 - 3. The height of freestanding signs shall be measured from the ground to the top of the sign.
- B. In all zones: One freestanding sign, not to exceed 32 square feet, is permitted per civic facility, community youth organization, cultural institution, membership organization, or religious organization or institution. As part of the sign area, the freestanding sign may include:
 - 1. A manual message board.
 - 2. An electronic message board, subject to approval by the Zoning Commission.
- C. In the R-10, R-15, R-25, R-40, RM-5, and A Zones:
 - 1. The height of any freestanding sign shall not exceed 6 feet.
 - 2. One freestanding sign, not to exceed 18 square feet, is permitted per unified residential development, multi-family development with 10 or more units, or open space development.
- D. In the BN and RT-5 Zones:
 - 1. The height of a freestanding sign shall not exceed the height of the building it serves or 16 feet, whichever is less. If the lot does not contain a principal building, the sign height shall not exceed 6 feet.
 - 2. Freestanding signs shall be a maximum of 18 square feet each.
- E. In the BG, BD, BHC, I, IP-1, IP-3, and IP-5 Zones:
 - 1. The height of a freestanding sign shall not exceed the height of the building it serves or 16 feet, whichever is less. If the lot does not contain a principal building, the sign height shall not exceed 6 feet.
 - 2. Freestanding signs shall be a maximum of 24 square feet each except that sites with multiple uses or establishments may have one freestanding sign up to 128 square feet in area.

3. A motor vehicle filling station that is fully conforming with these zoning regulations may have one additional freestanding sign, up to 36 square feet in area, above what is otherwise permitted.

14.7.4 Incidental Signs

Incidental signs shall be limited to two signs per principal structure or one sign per dwelling unit in buildings with more than one dwelling unit.

14.7.5 Internal Use Signs

- A. Signs shall be internal to the site, not located to be intentionally visible from a public highway, public right-of-way or abutting residential property.
- B. Signs shall not exceed 3 square feet in area per sign.
- C. Signs shall not be internally illuminated.

14.7.6 Marquee Signs

- A. The maximum area shall be equal to one square foot for each linear foot of the building face (or portion allocated to the establishment) where the sign is attached.
- B. The sign may extend the full length of the marquee but shall not extend beyond the ends of the marquee.

14.7.7 Portable Signs, Large

One large portable sign is permitted for non-residential uses in accordance with the following:

- A. The sign shall not exceed 32 square feet.
- B. The permit number shall be displayed on the face of the sign nearest the street in lettering not less than one inch high.
- C. The permit shall be valid for a period not to exceed 30 days.
- D. No more than four such permits shall be issued to any establishment in any calendar year.
- E. The sign shall be removed within five days after any event for which it is promoting.

14.7.8 Portable Signs, Small

One small portable sign is permitted per commercial establishment, excluding home-based businesses or offices, in accordance with the following:

- A. The sign shall not exceed 8 square feet.
- B. The permit number shall be displayed on the face of the sign nearest the street in lettering not less than one inch high.
- C. The sign shall only be displayed during the normal hours of operation of the establishment and shall be removed and stored indoors when the establishment is not open.
- D. The sign shall not be directly illuminated.
- E. The sign must be located on the subject property or immediately adjacent if placed on a public sidewalk.
- F. If placed on a public sidewalk, the sign shall not block pedestrian access and a minimum of 5 feet of unobstructed pedestrian space shall be maintained past the sign.
- G. No small portable sign shall be displayed at the same time as a large portable sign on the same premises.

14.7.9 Projecting Signs.

- A. The bottom edge of a projecting sign shall be at least 7 feet above ground level when located above an area with pedestrian traffic.
- B. No projecting sign shall extend more than 6 feet from the wall to which it is attached or above the eaves of the building to which it is attached.
- C. In the BN and RT-5 Zones: maximum 8 square feet each.

D. In the BG, BD, BHC, I, IP-1, IP-3, and IP-5 Zones: maximum 16 square feet each.

14.7.10 Temporary Freestanding Signs

Temporary freestanding signs are allowed in accordance with the following:

- A. No more than two temporary freestanding signs are allowed per street frontage of the lot on which the sign is located.
- B. Signs shall not be directly illuminated.
- C. Signs shall be removed no more than one week following the purpose for which the sign was placed. In no case shall the sign remain in place for more than 12 consecutive months except as provided by Item D below.
- D. A Sign Permit shall be required for the display of a temporary freestanding sign for more than 12 consecutive months and shall only be granted in accordance with the following:
 - 1. The applicant shall demonstrate just cause for continuing display of the sign.
 - 2. The Sign Permit shall authorize the sign for continuance of a period of no more than 12 months or until the sign no longer serves its intended purpose, whichever comes first.
 - 3. No more than one temporary freestanding sign per street frontage may be continued beyond 12 consecutive months at any one time.

14.7.11 Wall Signs

- A. The maximum area shall be equal to one square foot for each linear foot of the building face (or portion allocated to the establishment) where the sign is attached.
- B. Wall signs shall not extend beyond the outer edge of any wall or above the eaves of the building to which it is attached.
- C. A wall sign shall be parallel to the wall to which it is attached and shall not project more than 15 inches from the wall.

14.8 General Standards

14.8.1 Sight Lines and Traffic

- A. Signs shall not conflict with the corner visibility requirements of Section 10.2.2.B.
- B. Signs shall be so located as to not obstruct or interfere with the visibility of vehicular or pedestrian traffic, or of any traffic control sign, signal, or device.

14.8.2 Sign Illumination

- A. When a sign is internally illuminated, the light source shall be completely covered.
- B. When a sign is externally illuminated, the light source shall comply with the requirements of Section 11.2.
- C. Signs shall not contain flashing or moving lights, except such portions thereof which display the time, temperature and/or date or as related to changes of display of an electronic message board approved in accordance with Section 14.7.3.B..2.

14.8.3 Sign Maintenance, Compliance or Removal

- A. All signs, together with their supports, braces, guys and anchors, shall be kept in good working order and safe condition.
- B. The owner of the lot on which the sign is located shall be directly responsible for keeping such sign, including its illumination sources, in good working order and safe condition.
- C. Unsightly, damaged, deteriorated signs or signs in danger of falling shall be put in order or removed within 30 days following written notice to the sign owner by the Zoning Enforcement Officer.

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Section 14. Signs

- D. Any sign which pertains to a business no longer conducted on the premises where such sign is located shall be removed by the owner of the lot on which the sign is located within 30 days following cessation of the relevant activity.
- E. Any sign which replaces an existing non-conforming sign shall comply with this Section.

14.8.4 Computation of Sign Area

- A. The area of a sign shall be computed from the outer dimensions of the frame, trim or molding by which the sign is enclosed.
- B. When a sign consists of individual letters, symbols or characters, its area shall be computed as the area of the smallest rectangle which encloses all of the letters, symbols or characters.
- C. When a sign consists of two or more faces, only one face of the sign shall be used in computing the sign area if the faces are parallel to and within 12 inches of each other. Otherwise, all faces of the sign shall be used to compute the sign area.

14.8.5 Existing Signs

- A. The number of existing signs on a lot shall be counted toward the maximum number of allowable signs on that lot.
- B. The area of all existing signs on a lot shall be counted toward the maximum sign area allowable on that lot.

14.9 Alternative Signage Program for Large Developments

Due to the complexities of site design and occupancy associated with large developments such as shopping centers, office parks and mixed-use facilities, the owner of a unified non-residential development containing more than 40,000 square feet of gross floor area may submit to the Zoning Commission, for approval of a Sign Permit, an "alternative signage program" differing from the standards contained in this Section 14.

- A. Such signage program shall, at a minimum, contain the information required by Section 14.10 for the issuance of Sign Permits.
- B. In approving such a Sign Permit, the Zoning Commission shall find that:
 - 1. Such signage program would be consistent with the purpose of these Regulations,
 - 2. Such signage program does not include signs prohibited by Section 14.3, and
 - 3. Such signage program would result in a more effective and less visually cluttered display of signs than could otherwise be accomplished under the standards of this Section.

14.10 Sign Permits

- A. Except as otherwise provided herein, no sign shall be constructed, erected, altered or otherwise changed unless a Sign Permit has been issued by the Zoning Enforcement Officer.
- B. The following information shall be provided for all signs except portable and temporary freestanding signs:
 - 1. Plans and specifications of the proposed sign, including its dimensions, area, maximum and minimum height, proposed design, materials, colors, method of construction and method of illumination.
 - 2. For freestanding signs, in addition to the requirements of Item 1 above, a plot plan of the premises and, for any signs attached to structures, a measured elevation drawing of the building facade, each drawn to scale, showing the location, dimensions and area of all existing and proposed signs on the premises.
- C. The following information shall be provided for portable and temporary freestanding signs: a drawing or image showing the dimensions, area, height, materials, colors, method of construction, method of illumination and approximate location on the lot of the sign.

Section 15. Environmental and Related Regulations

15.1 Soil Erosion and Sediment Control Regulations

15.1.1 Purpose

This Section is designed to further the purposes set forth in Section 22a-329 of the Connecticut General Statutes relative to soil conservation in the State of Connecticut.

15.1.2 Basic Requirements

Development activity that will disturb more than one-half acre in cumulative shall require certification in compliance with the provisions of this Section and Section 15.5 (Stormwater Management) from the Commission or its designated agent prior to the initiation of development activity.

15.1.3 Definitions

The words and terms hereinafter listed are defined as follows:

- A. Certification: A signed, written approval from the Commission or its designated agent that a Soil Erosion and Sediment Control Plan complies with the applicable requirements of this Section.
- B. Development: In connection with a Soil Erosion and Sediment Control Plan, any construction or grading activities to improved or unimproved real estate.
- C. Disturbed Area: An area where the ground cover is destroyed or removed, leaving the land subject to accelerated erosion.

15.1.4 Exemption

A single-family dwelling that is not part of a subdivision of land shall be exempt from this Section.

15.1.5 Erosion and Sediment Control Plan

A Soil Erosion and Sediment Control Plan (hereinafter referred to as a "Control Plan") shall contain proper provisions to adequately control accelerated erosion and sedimentation and to reduce the danger from storm water runoff on the proposed site based on the best available technology. For methods and practices necessary for certification, Chapter 3 of the "Connecticut Guidelines for Soil Erosion and Sediment Control (2024)" as amended, published by the Connecticut Council on Soil and Water Conservation, shall be utilized. However, alternative principles, methods and practices may be used with the prior approval of the Commission. Said Control Plan shall include, but not be limited to:

- A. A narrative that describes:
 - 1. The development
 - 2. The schedule for grading and construction activities including:
 - a. Start and completion dates;
 - b. The sequence of grading and construction activities;
 - c. The sequence for installation and/or application of soil erosion and sediment control measures; and,
 - d. The sequence for final stabilization of the site.
 - 3. The design criteria, construction details, installation and/or application procedures, and the operations and maintenance program for the proposed soil erosion and sediment control measures and storm water management facilities.
- B. A development plan (which may be included on or as part of a required Site Plan) prepared, signed and sealed by an engineer registered and licensed to conduct business in the State which shows:
 - 1. The location of the proposed development and adjacent properties;
 - 2. Existing and proposed topography; soil types, wetlands and watercourses;

3. Proposed site alterations including cleared, excavated, filled or graded areas and proposed structures, utilities, roads and, if applicable, new lot lines;
 4. Any existing structures on the site;
 5. The location and details of all proposed soil erosion and sediment control measures and storm water management facilities;
 6. The sequence of grading and construction activities;
 7. The sequence for installation and/or application of soil erosion and sediment control measures; and,
 8. The sequence for final stabilization of the site.
- C. Any other information deemed necessary and appropriate by the applicant or required by the Commission or its designated agent to determine compliance of the Control Plan with these Regulations.

15.1.6 Issuance or Denial of Certification

- A. The Commission or its designated agent shall either certify that the Control Plan, as filed, complies with the requirements and objectives of this Section or shall deny certification when the development proposal does not comply with this Section.
- B. Nothing in this Section shall be construed as extending the time limits for the approval of any application under Chapters 124 or 126 of the Connecticut General Statutes.
- C. The Commission may forward a copy of the Control Plan to other agencies and/or advisors for review and comment, provided such review shall be completed within 30 days of receipt of such plan.

15.1.7 Bond Requirement/Inspection

- A. Site development shall not begin unless the Control Plan has been certified and those control measures and facilities in the plan scheduled for installation prior to site development have been installed and functional and a bond therefor has been posted and accepted in accordance with Section 16.3.16.
- B. Inspection shall be made by the Commission or its designated agent during the development to ensure compliance with the certified Control Plan. The Commission may require the permittee to verify through progress reports that soil erosion and sediment control measures and facilities have been performed or installed according to the certified Control Plan.
- C. Upon completion of all work specified on the certified Control Plan, the applicant shall notify the Commission thereof and submit a report, including maps as necessary, certifying that the soil erosion and sediment control measures have been completed as approved or as may have been modified with the prior approval by the Commission or its designated agent. Following receipt of the report and inspection of the site by the Commission or its designated agent, the Commission shall release any bond posted if it finds that the provisions of the certified Control Plan have been complied with.

15.2 Removal of Earth Materials

15.2.1 Purpose

This Section is intended to regulate the removal of certain earth materials from the ground and from the property on which they are located in a manner that will not adversely affect the surrounding neighborhood; that will not result in unsafe, unsightly or unsanitary conditions; that will result in land which in the future can be put to a use permitted by these Regulations; and that will protect the land from erosion and sedimentation.

15.2.2 General Provisions

- A. The removal of earth materials shall be conducted in accordance with Sections 15.2.3 through 15.2.7 below.
- B. Nothing in this Section shall prevent the grading of property or the moving of earth materials entirely within the lot lines of a single parcel, provided that no earth materials shall be removed from such parcel to any other property.

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15.2.3 Zoning Permit for Earth Removal up to 400 Cubic Yards

- A. Where a bona fide construction project, as evidenced by an approved Site Plan, an approved subdivision plan or a valid Building Permit, requires the removal from the property of not more than 400 cubic yards of earth materials, the Zoning Enforcement Officer may issue without a bond a Zoning Permit for earth removal. Such permit shall be valid for a period of 60 days. Such time period may be extended once by the Zoning Enforcement Officer for an additional period of 60 days.
- B. The Zoning Enforcement Officer may issue without a bond, a Zoning Permit to excavate and move up to 1,500 cubic yards of earth materials in any zoning district to an adjacent property, provided public roads shall not be used. Such permit shall be valid for a period of 60 days.

15.2.4 Special Permit for Earth Removal in Excess of 400 Cubic Yards

- A. Except as otherwise provided herein and subject to permit approval in accordance with Section 16.2 and with the requirements of this Section, the removal of earth materials in excess of 400 cubic yards shall be permitted by a Special Permit in:
 - 1. the I – General Industrial zone;
 - 2. any zoning district where an approved Site Plan, an approved subdivision plan, a concept plan submitted in accordance with Section 15.2.4B.8 below or a valid Building Permit requires the removal from the property of more than 400 cubic yards of earth materials; or,
 - 3. any zoning district by the renewal or re-permitting of any earth removal operation for which a valid Special Permit was in effect on December 21, 1990.
- B. As part of the Special Permit application, the applicant shall submit maps, plans and cross-sections prepared, signed and sealed by a surveyor and an engineer registered and licensed to practice in the State which, at a minimum, contain the following information:
 - 1. The boundaries of the entire property, the location and extent of the earth removal operation, any wetlands and watercourses, any wooded areas (denoted by foliage lines), and all intersecting streets within 200 feet of the property.
 - 2. Existing contours of the entire property and for 20 feet beyond and proposed final contours of the area of the earth removal operation. Contours shall be based on U.S. Coastal and Geodetic datum and drawn at intervals of not more than two feet in the area of the earth removal operation and 5 feet elsewhere. Existing contours shall be based upon an actual field survey or an aerial survey with established ground elevations.
 - 3. The amount of material, in cubic yards, proposed to be removed from the area of the earth removal operation.
 - 4. Longitudinal and transverse cross-sections of the area of the earth removal operation at intervals of not more than 50 feet, showing existing contours and proposed final contours. Such cross-sections may be limited to the area of the operation proposed to be excavated during the term of the Special Permit being applied for, renewed or re-permitted.
 - 5. A soil erosion and sediment control plan.
 - 6. The location, surface treatment and grading of truck access to the property.
 - 7. The location, type, size and purpose of any existing and proposed buildings, structures or equipment proposed to be used for the storage or processing of earth materials on the property; proposed areas for the stockpiling of materials.
 - 8. For an earth removal operation not associated with an approved Site Plan or an approved subdivision plan, a timetable for the completion of the earth removal operation and a concept plan showing the possible re-use of the property after completion of the earth removal operation. At a minimum, the concept plan shall show existing natural features such as wetlands and watercourses, wooded areas and rock outcroppings; existing contours and proposed final contours at intervals of not more than 5 feet; and a preliminary layout of proposed streets, lots, open spaces, buildings, parking areas, site access and utilities, as may be applicable to the proposed development. A determination by the

Commission that the concept plan is acceptable shall not constitute approval of the plan by the Commission, nor shall it constitute an obligation on the part of the applicant to construct the proposed development shown on the plan.

9. For an earth removal operation being renewed or re-permitted, the location and extent of the existing operation and the estimated amount of material, in cubic yards, removed from the operation during the most recent term of the Special Permit being renewed or re-permitted.

15.2.5 Standards for Earth Removal

The removal of earth materials associated with an earth materials processing operation or a permit for earth removal shall comply with the following standards:

- A. Excavation and grading shall provide for proper drainage of the property during the earth removal operation and after its completion.
- B. Buffer area requirement for Earth Removal Operations.
 1. There shall be no excavation within 100 feet of any lot line which abuts a residential or business zone, or within 20 feet of any lot line which abuts an Industrial zone. Such buffer area shall remain undisturbed for the duration of the earth removal operation and shall not be used for any purpose, including but not limited to:
 - a. vehicular access to other portions of the site, except as otherwise approved by the Commission;
 - b. the parking or storage of equipment, machinery or vehicles;
 - c. the location of any buildings or structures such as sanitary facilities or temporary field offices; or,
 - d. the excavation, processing, stockpiling or storage of any earth materials.
 2. If the Commission finds that the existing vegetation or topography within such buffer area will not effectively screen the earth removal operation from adjoining properties, the Commission may require the installation of additional screening materials such as evergreen plantings or fences.
 3. If the Commission finds that the existing vegetation or topography within a lesser buffer area will effectively screen the earth removal operation from adjoining properties; or that the adjoining property owners have consented in writing to a lesser buffer area; or that a lesser buffer area is warranted in order to match proposed contours to the existing contours of adjoining land or that fencing, plantings or a combination thereof proposed by the applicant will effectively screen the earth removal operation from adjoining properties, the Commission may reduce the required buffer area. In reducing the required buffer area, the Commission shall consider the proximity of adjoining uses; the type and quantity of existing or proposed vegetation; the relative elevations of the operation and adjoining properties; and the proximity of the operation to the street. Such reduction shall be the minimum necessary to accomplish the purposes of these Regulations.
 4. In order to allow the final grade of the earth removal operation at the street line to conform to the grade of the street along which the property has frontage, the Commission may allow excavation up to the street line.
- C. The final grade of any excavated slope shall not exceed one foot of vertical rise per 3 feet of horizontal distance. Where ledge rock or similar geological conditions are encountered, the Commission may approve a steeper grade but may require fencing or other protective measures to control hazardous conditions.
- D. Unless otherwise approved by the Commission, the maximum depth of excavation shall be:
 1. No greater than ten feet below the grade of the street along which the property has frontage or, if the property has no street frontage, no greater than ten feet below the grade of that side of the property through which access to the site is provided; and,
 2. No closer than 5 feet to the maximum ground water level on the property.
- E. In addition to other applicable requirements of this Section, removal of more than 400 cubic yards of earth materials from any property in connection with a bona fide construction project shall also comply with the following standards:

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1. The natural topography of the property shall be preserved to the maximum extent possible.
 2. No trees 5 inches or greater in caliper measured 3 feet above ground level shall be removed unless so approved by the Commission.
 3. The proposed excavation shall be certified by the City Engineer as being the minimum depth of excavation necessary to accomplish the proposed project.
- F. Upon completion of the earth removal operation all disturbed areas of the property, except rock exposed by excavation, shall be covered with a minimum of 4 inches of topsoil. Such topsoil shall be evenly spread over the disturbed area, fertilized and planted with a ground cover suitable to prevent erosion and to hold all slopes. At any time prior to the completion of the earth removal operation, the Zoning Enforcement Officer may require that those areas of the property where excavation has been completed be final graded, covered with a minimum of 4 inches of topsoil, and seeded to establish a ground cover.

15.2.6 Earth Removal Special Permit Requirements

- A. A Special Permit for earth removal shall be granted for not more than 3 years. Such Special Permit may be renewed by application to, and approved by, the Commission in accordance with the provisions of this Section.
- B. Prior to the renewal of a Special Permit for earth removal, the Commission may require that those areas of the property where excavation has been completed be final graded, covered with a minimum of 4 inches of topsoil, and seeded to establish a ground cover such as grass or wildflowers.
- C. In granting or renewing a Special Permit for earth removal, the Commission may attach such conditions and safeguards as may be required to protect the public health, safety and general welfare and to ensure continued compliance with these Regulations, including but not limited to:
1. The days and hours of operation;
 2. The area of the property to which the earth removal operation shall be confined;
 3. The extent of stockpiling of materials on the property;
 4. Protective measures to minimize the nuisance of noise, dust and flying rock; and,
 5. The location of vehicular access into and out of the property.
- D. A Special Permit for earth removal shall not become effective until the applicant posts a bond with the Commission in accordance with Section 16.3.16. Such bond shall ensure completion of the earth removal operation in accordance with the requirements of the approved Special Permit. Such bond shall permit the City to finish any uncompleted or required work covered by said bond if the Special Permit expires or is revoked for failure to comply with the requirements of the Special Permit. Such bond shall not be released by the Commission until it has received a report by the City Engineer that all conditions of the Special Permit covered by the bond have been complied with and that the required cover crop is growing in healthy condition.
- E. Every 12 months after the approval of a Special Permit for earth removal, the applicant shall submit to the Commission information prepared, signed and sealed by a surveyor and an engineer registered and licensed to practice in the State regarding the progress of the operation, including the amount of material removed, existing contours and cross-sections in the area excavated during the preceding 12-month period. Failure of the applicant to provide the Commission with such information within 30 days after the end of the 12-month period shall be deemed sufficient cause for the Commission to revoke the Zoning Permit.
- F. If, at any time, the Commission finds that the earth removal operation is not being conducted in accordance with the Special Permit as approved, the Commission shall order the applicant to cease the operation and, following a duly noticed public hearing, may revoke the Special Permit.

15.2.7 Environmental Remediation

The requirements of this Section 15.2 shall not apply to earth removal associated with environmental remediation activities that are approved by the Commission pursuant to Section 15.6.

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15.3 Filling of Land

15.3.1 General Provisions

- A. The filling of land shall require Site Plan approval by the Commission, unless:
 - 1. the filling shall be for the express purpose of preparing the land for immediate development in accordance with an approved subdivision plan or an approved Site Plan, or
 - 2. the amount of fill to be deposited shall be less than 400 cubic yards in any 12-month period, or the deposit shall be one of topsoil for the purpose of improving an agricultural use.
- B. In granting or renewing a filling operation, the Commission may attach such conditions and safeguards as may be required to protect the public health, safety and general welfare and to ensure continued compliance with these Regulations, including but not limited to:
 - 1. The days and hours of operation;
 - 2. The extent of stockpiling of materials on the property;
 - 3. The location of vehicular access into and out of the property;
 - 4. A date of expiration of the operation; and,
 - 5. Soil erosion and sediment control measures in accordance with the provisions of Section 15.1.
- C. An approved filling operation shall not become effective until the applicant posts a bond with the Commission in accordance with Section 16.3.16.
- D. An approved filling operation may be renewed by application to the Commission in accordance with the provisions of this Section. The Commission may require an amended Site Plan showing topographical changes to date or any other information necessary for further review of the operation.

15.3.2 Standards for Filling Operations

The filling of land under this Section shall comply with the following standards:

- A. Provision for adequate drainage shall be made for storm drainage control.
- B. The fill material shall consist of earth fill, woody vegetation, and masonry only. No trash, garbage, building materials, or junk of any nature shall be permitted.
- C. Trees, stumps, logs and woody vegetation shall not be nested but shall be distributed throughout the area in layers, alternating with layers of suitable material, in such a manner that all voids shall be filled. Where practical, woody vegetation shall be reduced by chipping or other approved methods.
- D. Dust shall be kept at a minimum at all times by the use of calcium chloride or other acceptable means.
- E. The filling of the site shall be carried out in a safe and orderly manner. All fill shall be compacted to provide stability of material and to prevent undesirable settlement. The City Engineer may require tests or other information to verify the placement and cover of filled materials.

15.3.3 Environmental Remediation

The requirements of this Section 15.3. shall not apply to earth filling associated with environmental remediation activities that are approved by the Commission pursuant to Section 15.6.

15.4 Environmental and Performance Standards

The use of land, buildings, and other structures shall be conducted in accordance with all applicable state and federal laws and required permits. All applicants for Site Plan approval under these Regulations shall demonstrate that the use they propose will comply with all applicable state and federal laws and permit requirements.

15.5 Stormwater Management

15.5.1 Purpose and Intent

This Section of the Regulations is intended to:

- A. minimize degradation of water resources within the City of Bristol from non-point runoff pollution;
- B. mitigate impacts to the hydrologic system from development, including groundwater recharge and pollutants found in stormwater runoff;
- C. reduce or prevent flooding, stream channel erosion, and /or other negative impacts created by the volume of stormwater runoff resulting from development and;
- D. promote the application of Low Impact Development (LID) strategies for the analysis and design of stormwater treatment systems.

15.5.2 Applicability

The provisions of this Section of the Regulations shall apply to any development within the City of Bristol that requires approval of a Site Plan or approval of a Special Permit.

15.5.3 Requirements

- A. Unless modified by the Commission by Special Permit as provided for in Section 15.5.4 below, any development within the City of Bristol shall implement the following provisions of Chapter 7 of the 2004 Connecticut Stormwater Quality Manual (CSQM), as may be amended:
 - 1. Pollutant Reduction as provided in Section 7.4 of the CSQM.
 - 2. Groundwater Recharge and Runoff Volume Reduction as provided in Section 7.5 of the CSQM.
 - 3. Peak Flow Control for the 2-year, 10-year, 25-year, 50-year, and 100-year storm events as provided in in Section 7.6 of the CSQM (and the LID appendices).
- B. In the design of a stormwater management system, design professionals may utilize low impact development techniques as contained in the Connecticut Stormwater Quality Manual (2004), as may be amended.

15.5.4 Modifications

The Commission may, by Special Permit, modify the requirements of this Section provided that adequate information has been submitted by the applicant to evaluate the request and:

- A. The City Engineer has provided a positive recommendation regarding the modification, or
- B. The Commission has received a report from a professional engineer hired by the Commission providing a positive recommendation regarding the modification.

15.6 Environmental Remediation Activities

15.6.1 Purpose

The purpose of this section is to encourage environmental remediation projects (including, without limitation, containment, stabilization, and/or removal of contaminated material and restoration) in accordance with state or federal regulations within the City of Bristol by providing a streamlined review and approval process for certain environmental remediation projects.

15.6.2 Basic Requirements

To be covered by this section, an environmental remediation project must meet the following criteria:

- A. No more than 15,000 CY of material shall be removed from the lot or lots that are the subject of the environmental remediation project;
- B. No more than 15,000 CY of fill shall be added to the lot or lots that are the subject of the environmental remediation project, unless necessary to ensure future stability of the area filled. Installation of pavement or other impervious surface as a permanent barrier shall not count towards the fill limit;
- C. The environmental remediation project must be the subject of a remedial action plan (“RAP”) that has either been prepared by a licensed environmental professional (“LEP”) as defined in Connecticut General Statutes (“CGS”) Section 22a-133v or been approved by the State of Connecticut Department of Energy and Environmental Protection (“DEEP”);
- D. The proposed environmental remediation project is being performed pursuant to either the Transfer Act (CGS Sections 22a-134 et seq.) or Voluntary Remediation Program (CGS §22a-133y) then in effect; and
- E. The proposed environmental remediation project shall comply with the requirements of Sections 15.1 and 15.5 of these Zoning Regulations.

15.6.3 Application Requirements

The applicant shall submit to the Zoning Commission a site plan application that shall contain the following materials:

- A. Name, address and phone number of the property owner(s), the applicant, and the applicant’s representatives and authorization, if the applicant is not the owner of the lot(s) that are the subject of the application.
- B. Statement that confirms that the proposal complies with the prerequisites set forth in Subsection 15.6.2 above, including, without limitation, the amount of material to be removed from the site(s) and the amount of fill to be placed at the site(s), and a copy of the remedial action plan (RAP) that has been either prepared by a licensed environmental professional (LEP) or approved by the State of Connecticut Department of Energy and Environmental Protection (DEEP).
- C. A project narrative describing the location of the lot(s), existing condition of the lot(s) and proposed activities in detail, including site access, truck routes to and from the lot(s), schedule, sequencing, site preparation, vegetation clearing, dewatering and excavation, material stockpiling areas, site restoration and site clean-up, impacts, restoration plans and any other pertinent information regarding the environmental remediation activities.
- D. Plans or drawings in sufficient detail such that the Commission can locate the lots and the areas within the lots where the environmental remediation will occur as well as details regarding excavation areas, areas that will be filled, access roads, staging areas, fencing and restoration activities. The drawings shall include wetlands and watercourse boundaries, if any, on the lot(s).
- E. A copy of Inland Wetlands and Watercourses Commission approval, if applicable and if obtained prior to the submittal of the application.
- F. Such additional information as the Commission deems necessary to determine compliance with these Regulations.

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- G. Unless the remediation is being performed in conjunction with the development of the property, the applicant need not submit the materials listed in Sections 16.3.4 through 16.3.10 and Section 16.3.22 of these Regulations, Sections 11.1 (Landscaping Requirements), 11.2 (Outdoor Lighting) and 11.4 (Other Site Features) of these Regulations shall not apply and the following standards for approval shall replace Section 16.3.13.
- H. An approved remediation operation shall not commence until the applicant posts a bond with the Commission in accordance with Section 16.3.16.

15.6.4 Standards

Any earth removal and/or fill in conjunction with an environmental remediation project shall comply with the following standards:

- A. Excavation, grading and fill shall provide for proper storm drainage control.
- B. Upon completion of the remediation, disturbed areas shall be restored in compliance with the approved plans and other application materials. The applicant shall attempt to replicate the pre-remediation contours of the property except in areas of existing watercourses and wetlands, where excavated areas need not be filled or where habitat features are included for restoration design.
- C. Fill material shall consist of clean soil, gravel, sand, loam and other site-appropriate materials (e.g. wetland soils or waterbody substrate). No trash, garbage, building materials or junk of any nature shall be used as fill. Woody or other natural biodegradable materials may be used as part of restoration design.
- D. Excavation and fill activities shall be carried out in a safe and orderly manner.
- E. In granting an approval, the Commission may attach conditions or safeguards as may be required to protect the public health, safety and general welfare and to ensure continued compliance with these Regulations, including but not limited to:
 - 1. The days and hours of operation.
 - 2. Protective measures to minimize the nuisance of noise, dust and flying rock.
 - 3. Soil erosion and sedimentation control measures in accordance with the provisions of Section 15.1.
 - 4. The location of vehicular access into and out of the lot(s).

15.7 Aquifer Protection Areas

Properties located in the Aquifer Protection Area (the Final Adopted Level A Aquifer Protection Area (APA) mapped by CT DEEP and as amended) shall be subject to the Aquifer Protection Area Regulations of the City of Bristol.

15.8 Sustainability Incentive

The inclusion of sustainable elements may be applied to increase the maximum lot coverage permitted.

15.8.1 Eligibility

All proposed uses except for single-family and duplex uses that are not included in a subdivision application shall be eligible for a lot coverage increase as permitted by this section.

15.8.2 Review

The review of project scoring and awarding of the incentive shall be conducted by the reviewing authority (Commission or Zoning Enforcement Officer) for the permit or application type required for the proposed use.

15.8.3 Coverage Increase

The maximum lot coverage shall be increased by the following amount based upon a project’s score:

Points Earned	Coverage Increase Permitted
500-999	5%
1,000-1,499	10%
1,500-1,999	15%
2,000-2,499	20%
2,500+	25%

15.8.4 Maintenance and Improvements

- A. Projects shall be built and maintained in good faith. Elements of the project receiving points shall be maintained for the life of the project but may be improved to a higher, more sustainable standard.
- B. Failure to maintain elements of a project awarded points shall result in the project being non-conforming with the coverage standards of these regulations if the project exceeds the coverage limit of the zoning district in which it is located.
- C. Projects shall be subject to periodic inspection by the Zoning Enforcement Officer to ensure adequate maintenance of sustainable elements for which points have been awarded.

15.8.5 Scoring

- A. Calculation of Score: Scoring shall be conducted in accordance with the scoring table in Item C below. Points earned shall be multiplied by the sustainability factor, which shall equal the score for each item. The award is based upon the total score, which is a sum of the score for each item.
- B. Documentation: The applicant is responsible for providing documentation that confirms the performance of the proposal in accordance with the scoring matrix and shall submit a scoring matrix with calculations completed. The Commission or Zoning Enforcement Officer may request additional data, calculations, or professional certification to confirm the score(s) provided by the applicant prior to increasing the permitted lot coverage.

C. Scoring Table

Sustainability Element	Points	Sustainability Factor (multiply points by this factor to determine score)
1. LEED	Points shall be awarded in accordance with projects designed to meet the following LEED certification levels: Certified=70, Silver=80, Gold=90, Platinum=100	5
2. Tree Cover	1 point for each 1% of lot area with contiguous tree cover	5
3. Native Plants	1 point for each 1% of shrubs and trees that are CT native plants as listed on the UCONN Plant Database	1
4. On-Site Capture of Stormwater	1 point for each 1% of stormwater captured on-site during ten-year storm event.	2
5. On-Site Solar or any Class I Renewable Energy Source as defined by CGS §16-1(a)(20).	1 point for each 1% of energy use to be supplied by solar or any Class I renewable energy source.	3
6. Geothermal Heating and Cooling	1 point for each 1% of heating and cooling to be supplied by a geothermal source.	2
7. Gray Water	1 point for each 1% of site water use provided by gray water	2
8. Pervious, Porous, or Permeable Pavement*	1 point for each 1% of pavement surface comprised of pervious, porous, or permeable pavement.	1
9. Green Roof	1 point for each 1% of roof area covered by a green roof	1
10. Electric Vehicle Charging	1 point for each 1% of parking spaces provided with an electric vehicle charger	2
11. Bicycle Parking	1 point for each 1% of bicycle parking spaces (indoor or outdoor) relative to vehicular parking spaces (for example, if 100 parking spaces are provided and 10 bicycle spaces are provided, 10 points are awarded)	2
12. Dark Sky Compliance	1 point for each 1% of outdoor fixtures that are Dark Sky Approved by Dark Sky International	1
*Projects claiming an impervious coverage exemption as permitted by Section 10.6 shall not be awarded points for pervious, porous, or permeable pavement.		

Article IV – Procedures and Administration

Section 16. Permits and Site Plans

16.1 Zoning Permit Requirements and Procedures

- A. No building or structure shall be constructed, altered, enlarged or occupied; no Building Permit, including a permit for a building foundation, shall be issued; and no use of an existing building or premises shall be changed until the Zoning Enforcement Officer has issued a Zoning Permit which certifies conformance of the building, structure or use with these Regulations or with a variance granted by the Zoning Board of Appeals.
- B. Application for a Zoning Permit shall be made to the Zoning Enforcement Officer at least two business days prior to application for a Building Permit or for a change of use not involving a Building Permit. No Building Permit shall be issued without the prior issuance of a Zoning Permit.

16.2 Special Permit Requirements and Procedures

16.2.1 Purpose

Uses for which conformance to additional standards is required by these Regulations shall be deemed to require a Special Permit from the Commission, subject to the satisfaction of the requirements and standards set forth herein, in addition to all other requirements of these Regulations. Uses requiring a Special Permit are declared to possess characteristics of such unique and special form that each specific use shall be considered on its individual merits on a case-by-case basis.

16.2.2 Application Requirements

- A. A Special Permit application shall be submitted in accordance with this Section for any activity designated in the regulations as requiring a Special Permit.
- B. Six paper copies and one digital copy of the full Special Permit application shall be provided for the original submission. Subsequent submissions on the same application may be provided digitally. When submitted with a Site Plan application, a total of 6 paper copies and one digital copy of the combined application is required.
- C. All applications for a Special Permit shall be submitted in writing to, and in a form prescribed by, the Commission. The Commission shall adopt administrative procedures therefor, including but not limited to application forms, map submission requirements, number of copies, and filing deadlines. Failure to comply with the application submission requirements of these Regulations shall be grounds for the Commission to deny such application.
- D. Each application for a Special Permit shall be accompanied by written narratives or reports that address all off-site and on-site impacts, requirements, improvements and considerations including but not limited to: building location, traffic, storm drainage, sanitary sewerage, water supply, parking and circulation, landscaping, and environmental and aesthetic considerations. Sufficient information to address these major impacts shall be provided by the applicant, but such information may be generalized or shown in preliminary form except as hereafter noted. Detailed plans for facilities, structures and improvements shall not be required at this time.
- E. Each application for a Special Permit shall be accompanied by a Site Plan conforming to the requirements of Section 16.3 of these regulations unless the Zoning Commission waives this requirement upon finding that there are no substantial increases in site activity and no physical changes proposed to the site including but not limited to:
 - 1. no new buildings or structures or expansions to building or structures,

- 2. no new parking lots or expansion of existing parking lots,
 - 3. no new driveways,
 - 4. no substantial regrading or stormwater impacts, and
 - 5. no substantial tree clearing.
- F. The Commission may require the submission of such additional information as the Commission deems necessary to make a reasonable review of the application.
 - G. A complete Special Permit application must be submitted a minimum of ten days before a regular meeting in order for the Commission to determine that the application is complete and schedule a public hearing thereon. Nothing in this section shall be construed to extend the time limits for action as specified in the CGS.
 - H. Any additional information required by the Commission or provided by the applicant shall be submitted a minimum of ten days prior to the public hearing to enable the Commission, staff, public and any consultants contracted by the Commission have adequate time to review the information before the expiration of the time limits set forth in the CGS.
 - I. The Commission may choose not to accept any modifications to an application after it has been received and may determine that modifications are significant and require a new application.
 - J. Nothing in this section shall prohibit an applicant from submitting reply reports in response to documents submitted by the public, staff, consultants or other sources during the proceeding on the application.
 - K. The Commission may deny an application without prejudice where application information or revisions have been received so late in the process as to deny or curtail the opportunity for thorough review and comment by the public, City staff, or other public agencies.

16.2.3 Special Permit Uses Involving High Traffic Generators

- A. All applications for a Special Permit involving the construction of more than 50 dwelling units, 100 parking spaces, or 25,000 square feet of gross floor area, or any development which, in the Commission's judgment, would generate high levels of traffic, shall be accompanied by a traffic study evaluating the impact of the proposal on streets serving and/or affected by the development.
- B. At a minimum, the study shall include data and information on existing and projected average daily vehicle trips on nearby roads, peak hour traffic, adequacy of rights-of-way and travelways, existing roadway capacity, traffic accidents, the traffic impact of the proposed development, traffic generation data, the location of existing roads within 300 feet of the development site, traffic lights and intersections, and recommendations for safe pedestrian and vehicular circulation, including provisions for safe sidewalks and crosswalks for pedestrians. Where applicable, the applicant shall include the written recommendations of the Connecticut Department of Transportation.

16.2.4 Traffic Studies

- A. In determining the need for a traffic study not otherwise required by these regulations, the Commission shall consider the following:
 - 1. whether the site driveway is on a State road or major arterial;
 - 2. whether the site driveway could create traffic impacts that negatively affect intersecting State roads or major arterials or their intersections; and
 - 3. whether the site driveway could result in traffic impacts that are considered to be potentially significant enough to warrant a detailed engineering evaluation.
- B. A traffic study shall:
 - 1. conform to professionally accepted traffic engineering practices;
 - 2. account for the site driveway(s) and all nearby streets, driveways, and intersections reasonably impacted by the project; and

3. include estimates of existing and future traffic volumes; a trip-generation and distribution analysis that includes turning movements into and out of the site’s driveway(s); a capacity analysis for both the site’s driveway(s) and the adjacent street network; an accident history/safety analysis; an engineering design review; an internal site circulation review; and identification of improvements and recommended strategies intended to mitigate negative traffic impacts of the project.

16.2.5 Additional Information

At any time during its consideration of an application for a Special Permit, the Commission may require the submission by the applicant of such additional information as the Commission deems necessary to determine compliance of the proposed use with these Regulations, including but not limited to information regarding soils, storm drainage, sanitary sewerage, water supply, streets or traffic circulation.

16.2.6 Referrals

- A. To assist with its consideration of an application for a Special Permit, the Commission may refer such application to any department, agency or official it deems appropriate, to review and comment upon those technical matters which are the concern or responsibility of such department, agency or official.
- B. Where so indicated in these Regulations, a Special Permit use shall be referred to the Planning Commission for a report and recommendation at least 35 days prior to the date assigned by the Zoning Commission for a public hearing to be held thereon. A recommendation indicated herein as "non-binding" shall be only advisory to the Zoning Commission and shall not otherwise affect its vote on the application. A recommendation indicated herein as "binding" shall, if negative, necessitate a two-thirds affirmative vote of the Zoning Commission for approval of the application.
- C. The Zoning Commission may engage the services of an outside consultant to assist in its review of a Special Permit application. If such services are engaged, the Commission will procure an estimate for those services and the applicant shall submit a deposit for the full amount of the estimated fee to the City prior to opening of a public hearing on the application. An application will be denied as incomplete if the deposit is not submitted.

16.2.7 Public Hearing

The Commission shall hold a public hearing on an application for a Special Permit in accordance with the provisions of the Connecticut General Statutes.

16.2.8 Standards for Approval

Except as otherwise provided herein, a use allowed by Special Permit shall conform to all requirements of the zoning district in which it is proposed to be located and the standards contained herein. The Commission may grant a Special Permit after considering the health, safety and welfare of the public in general and the immediate neighborhood in particular, as well as the following factors:

- A. Plan of Conservation and Development – Whether the proposed use or activity is in accordance with or facilitates achievement of one or more of the goals, objectives, policies, and recommendations of the Plan of Conservation and Development, as amended.
- B. Purposes of Regulations – The proposed use or activity is consistent with the purposes of the Regulations.
- C. Environmental Protection and Conservation – Appropriate consideration shall be given to the protection, preservation, and/or enrichment of natural, scenic, historic, and unique and environmental resources and features.
- D. Suitable Location for Use – with respect to:
 1. The size of the lot;
 2. The nature and intensity of the activities involved in or conducted in connection with the use;
 3. The streets giving access to it are such that the use shall be in harmony with the appropriate and orderly development in the neighborhood in which it is located; and,

4. The impact on neighboring properties and residences or the development of the district.

E. Appropriate Improvements

1. The design elements shall be attractive and suitable in relation to the site characteristics, the style of other buildings in the immediate area, and the existing and probable future density of development and intensity of uses of the neighborhood.
2. The location, nature and height of buildings, walls, fences, planned uses, and the nature and extent of landscaping on the lot shall not hinder or discourage the appropriate development and use of land and buildings in the neighborhood or impair the value thereof.
3. The proposed use shall have no material adverse impact upon the neighborhood.

F. Suitable Transportation Conditions

1. The design, location, and specific details of the proposed use or activity shall not:
 - a. adversely affect safety in the streets;
 - b. unreasonably increase traffic congestion in the area;
 - c. interfere with the pattern of vehicular circulation in such a manner as to create or increase unsafe traffic conditions.
2. Parking area or areas shall:
 - a. be of adequate size for the particular use,
 - b. be suitably screened from adjoining residential uses, and
 - c. have entrance and exit drives laid out so as to prevent traffic hazards and nuisances.
3. Streets and other rights-of-way shall be of such size, condition capacity, width, grade, alignment and visibility to adequately accommodate the additional traffic to be generated by the particular proposed use.

G. Adequate Public Utilities and Services

1. The provisions for water supply, sewage disposal, and storm water drainage shall:
 - a. conform to accepted engineering practices,
 - b. comply with all standards of the appropriate regulatory authority; and
 - c. not unduly burden the capacity of such facilities.
2. The proposed use or activity shall:
 - a. provide ready accessibility for fire apparatus and police protection, and
 - b. be laid out and equipped to further the provision of emergency services.

H. Nuisance Avoidance

The use shall be appropriate for the area, shall not create a nuisance, and shall not hinder the public health, safety, convenience, and property values.

I. Long Term Viability

Adequate provision shall be made for the sustained maintenance of the proposed development including structures, streets, and other improvements.

16.2.9 Decision Considerations

- A. On a Special Permit application involving an activity regulated pursuant to CGS §22a-36 to 22a-45, inclusive, the Commission shall:
 1. Wait to render its decision until the Inland Wetlands and Watercourses Agency has submitted a report with its final decision; and
 2. Give due consideration to any report of the Inland Wetlands and Watercourses Agency when making its decision.
- B. On a Special Permit application involving notice to adjoining municipalities or notice to water companies, the Commission shall give due consideration to any report or testimony received.

- C. Before the Commission approves a Special Permit application, the Commission shall determine in its sole discretion that the application:
 - 1. Has satisfied the Special Permit criteria in Section 16.2.7 of these regulations;
 - 2. Conforms with all other applicable provisions of these regulations; and
 - 3. Is in harmony with the purposes and intent of these regulations.
- D. Before approving a Special Permit, the Commission shall determine that any accompanying Site Plan application is in conformance with the applicable provisions of these regulations. In approving a Special Permit, the Commission may stipulate such conditions as are reasonable and necessary to protect or promote:
 - 1. Public health, safety or welfare;
 - 2. The environment;
 - 3. Improved land use, site planning and land development, and sound planning and zoning principles;
 - 4. Property values; or
 - 5. Better overall neighborhood compatibility.
- E. Any condition or safeguard attached to the approval of a Special Permit shall:
 - 1. Continue in full force and effect regardless of any change in ownership of the lot; and
 - 2. May only be modified through approval by the Commission of an application to modify the Special Permit.

16.2.10 Conditions and Safeguards

In granting a Special Permit, the Commission may attach such conditions and safeguards as may be required to protect the public health, safety and general welfare and to ensure continued compliance with these Regulations. Such conditions and safeguards may include, but shall not be limited to:

- A. Hours of operation;
- B. Periodic review and renewal of the Special Permit by the Commission to determine continuing compliance therewith;
- C. A date of expiration of a Special Permit associated with a Site Plan that is consistent with the Site Plan expiration date;
- D. Conservation restrictions necessary to protect and permanently preserve unique natural site features;
- E. Soil erosion and sediment control measures in accordance with the provisions of Section 15.1; or,
- F. A bond in accordance with the provisions of Section 16.3.16.

16.2.11 Limit of Special Permit

A Special Permit shall authorize only the particular use or uses specified in the Commission's approval.

16.2.12 Effective Date

No Special Permit shall become effective until it has been filed in the City land records in accordance with the provisions of the Connecticut General Statutes.

16.2.13 Duration of Special Permit

Unless otherwise established by the Commission, a Special Permit, along with any conditions and safeguards attached thereto, shall remain with the property.

16.2.14 Non-Compliance with Special Permit

Failure to strictly comply with the documents, plans, terms, conditions and/or safeguards approved by the Commission as a part of the Special Permit shall be a violation of these Regulations. The Zoning Enforcement Officer shall notify the applicant in writing of the specifics of the non-compliance and shall provide a

reasonable time period for compliance therewith. Unless there is full compliance within such time period, the Commission may, following a duly advertised public hearing, rescind and revoke such Special Permit.

16.2.15 Amendments or Modifications

An approved Special Permit may be amended or modified, provided that application shall be made in the same manner as the original application and subject to the same procedures for approval. Amendments to the Special Permit which would substantially alter the Special Permit or increase the existing building coverage or gross floor area of the use by 10% or more may be approved by the Commission only after a public hearing.

16.3 Site Plan Requirements and Procedures

16.3.1 Purpose

The Site Plan approval process is intended to assure that all aspects of industrial, commercial and multi-family residential development in the City, as well as other specialized uses, comply with the requirements and standards of these Regulations and that adequate provision is made in such developments for vehicular and pedestrian access and circulation, parking, landscaping, buffers, signage, lighting, drainage, utilities, and other aspects of the proposed development and use of the land.

16.3.2 Authority

- A. Unless a Site Plan requirement is waived in accordance with Section 16.2.2.E, Site Plan approval shall be obtained from the Zoning Commission prior to the establishment, expansion or change of any use of land and/or structure that requires a Special Permit or involves an environmental remediation project that is subject to Section 15.6 of these Regulations. Site Plan approval shall be obtained concurrently with or subsequent to the granting of the Special Permit.
- B. Site Plan approval shall be obtained from the Planning Commission prior to the establishment, expansion or change of any use of land and/or structure which is permitted by right and requires Site Plan approval. Such Site Plan approval shall be obtained prior to the issuance of a Building Permit, including a permit for a building foundation.
- C. References to "Commission" in the remainder of this Section shall mean the applicable Commission as determined by paragraphs A. and B. immediately above.

16.3.3 Pre-Application Procedure

- A. Pre-Application Conference – Prior to submission of a formal Site Plan application, the applicant shall meet with City staff to discuss the application requirements and review pre-application plans.
- B. Pre-Application Plan – A pre-application plan may be submitted to the Commission and/or to City staff for the purpose of preliminary discussion. The plan may be general in nature but should be sufficiently clear to indicate all proposals. As stipulated by CGS §7-159b, any comments or suggestions on the pre-application plan by the Commission or City staff shall not be construed as a form of approval and shall not be binding upon the Commission should a subsequent application for the site be officially filed.

16.3.4 Application Procedure

- A. All applications for Site Plan approval shall be submitted in writing to and in a form prescribed by the Commission. The Commission shall adopt administrative procedures therefor, including but not limited to application forms, map submission requirements, number of copies, and filing deadlines. Failure to comply with the application submission requirements of these Regulations shall be grounds for the Commission to deny such application. Six paper copies and one digital copy of the full Site Plan application shall be provided for the original submission. Subsequent submissions on the same application may be provided digitally.
- B. Exceptions – Upon written request by the applicant, the Commission may waive or modify one or more of the map submission requirements of the Site Plan application if:

1. The proposed improvement or development will not affect existing parking, circulation, drainage, building relationships, landscaping, signs, lighting or any other consideration of Site Plan approval; or,
2. The information required is unnecessary for the particular application and the lack of such information would not impair the Commission's determination as to the Site Plan's conformance with these Regulations.

16.3.5 Site Plan Requirements

All Site Plans shall be prepared in accordance with the following general requirements:

- A. The Site Plan shall be based upon an accurate and up-to-date Class A-2 survey of the property prepared in accordance with the standards as defined in the Code of Recommended Practice for Standards of Accuracy of Surveys and Maps, as prepared and adopted by the Connecticut Association of Land Surveyors, Inc., on September 13, 1984, as may be amended. The survey map shall be certified, signed and sealed by a registered land surveyor licensed to conduct business in Connecticut. If a separate survey map is used, a copy shall be attached to the Site Plan. The survey shall identify if a property is located within an Aquifer Protection Area and shall delineate an Aquifer Protection Area boundary that traverses the property (if applicable).
- B. The Site Plan shall be prepared, signed and sealed by an engineer, architect and/or landscape architect, whichever shall be appropriate. Each such professional shall be registered and licensed to conduct business in Connecticut.
- C. The Site Plan shall indicate all existing and proposed features of the property and shall contain such information as required by these Regulations and by the Commission. The Commission shall establish administratively a checklist of information to be included on all Site Plans, including but not limited to the following: general information concerning the property and the Site Plan; topography and other natural features; buildings, structures and uses; parking, loading and circulation; utilities; signs and lighting; and landscaping.
- D. The Commission may, in accordance with the requirements of these regulations, require the submission of additional information as deemed necessary to make a reasonable review of the application.
- E. If a Site Plan application involves an activity regulated pursuant to CGS §22a-36 to 22a-45, inclusive, the applicant shall submit an application for a permit to the Inland Wetlands and Watercourses Agency not later than the day such application is filed with the Commission.
- F. In addition to the submission requirements above, the applicant shall submit in digital format (PDF or JPEG, as deemed appropriate by Land Use staff) all application materials and public hearing exhibits, or, in the absence of a public hearing, any supplemental information received up to final action by the Commission. These materials shall include, but not be limited to, the application form, cover letter, plan narrative, Site Plan and architectural plans, reports, easements or deeds to roads, and any other information submitted to support an application. The Commission may waive this requirement upon request by the applicant showing good cause.
- G. A complete Site Plan application must be submitted a minimum of ten days before a regular meeting in order to be considered by the Commission at that meeting. Nothing in this section shall be construed to extend the time limits for action as specified in the CGS.
- H. For any Site Plan application where a public hearing is required, all additional information required by the Commission, or provided by the applicant shall be submitted a minimum of ten days prior to the public hearing to enable the Commission, staff, public and any consultants contracted by the Commission, adequate time to review the information before the expiration of the time limits set forth in the CGS.
- I. The Commission may choose not to accept any modifications to an application after it has been received except those modifications specifically requested by the Commission (or without confirming with the Commission such modification could be handled as a condition of approval).

- J. Nothing in this section shall prohibit an applicant from submitting reply reports in response to documents submitted by the public, staff, consultants or other sources during the proceeding on the application.
- K. The Commission may deny an application without prejudice where application information or revisions have been received so late in the process as to deny or curtail the opportunity for thorough review and comment by the public, City staff, or other public agencies.

16.3.6 Architectural Plans

The Commission may require the applicant to submit preliminary architectural drawings that show the building height relative to the ground plane, exterior wall elevations, roof lines, and facade materials of proposed buildings and structures.

16.3.7 Phasing Plan

In cases where the development of the property is proposed to be undertaken in stages, the applicant shall submit a phasing plan which indicates the extent of each phase of the development.

16.3.8 Off-Site Information

The Commission may require the applicant to submit off-site information including but not limited to the location of: buildings, parking areas and curb cuts on adjoining properties, including those across the street; traffic lights and controls, public trees, catch basins, manholes, hydrants, utility poles and utility lines located in adjacent streets; and zoning district boundary lines.

16.3.9 Impact Analysis

In those cases where the Commission believes that public facilities or the environment may be adversely affected by the proposed development, the Commission may require the applicant to submit an impact analysis of the development upon storm drainage, sanitary sewerage, traffic, site conditions and/or water, air or noise pollution.

16.3.10 Additional Information

During its consideration of an application for Site Plan approval, the Commission may require the submission by the applicant of such additional information as the Commission deems necessary to determine compliance of the proposed Site Plan with these Regulations.

16.3.11 Referrals

- A. To assist with its consideration of an application for Site Plan approval, the Commission may refer the plan to any department, agency or official it deems appropriate, to review and comment upon those technical matters which are the concern or responsibility of such department, agency or official.
- B. The Commission may engage the services of an outside consultant to assist in its review of a Site Plan application. If such services are engaged, the Commission will procure an estimate for those services and the applicant shall submit a deposit for the full amount of the estimated fee to the City prior to opening of a public hearing on the application. An application will be denied as incomplete if the deposit is not submitted.

16.3.12 Procedure

The Commission may hold a public hearing on an application for Site Plan approval in accordance with the provisions of the Connecticut General Statutes.

16.3.13 Standards for Approval

In reviewing and acting upon an application for Site Plan approval, the Commission shall take into consideration the health, safety and welfare of the public in general and the immediate neighborhood in particular, as well as the following factors:

- A. The general conformity of the Site Plan with the intent of the Plan of Conservation and Development; however, the Plan of Conservation and Development shall not take precedence over specific provisions of these Regulations;
- B. The arrangement of buildings, structures and uses on the site;
- C. The adequacy of design of the interior vehicular circulation system to provide safe and convenient access to all structures, uses, parking spaces and loading spaces;
- D. Provision for safe pedestrian movement within and adjacent to the site;
- E. The adequacy of access for fire, police and ambulance services;
- F. The adequacy of design of the storm drainage system to accommodate any increase in storm water runoff and to minimize soil erosion and sedimentation;
- G. The adequacy of water, sewer and other public facilities to accommodate the development;
- H. The location, intensity and direction of outdoor lighting and the proposed times for its use;
- I. The size, location and type of any outdoor storage facilities, including dumpsters;
- J. The size, location and type of signs, and their appropriateness to the neighborhood; and,
- K. The adequacy of the landscaping treatment, including any buffers and other screening.

16.3.14 Conditions and Safeguards

In granting Site Plan approval, the Commission may attach such conditions and safeguards as may be required to protect the public health, safety and general welfare and to ensure continued compliance with these Regulations.

16.3.15 Phasing

In cases where the development of the property is proposed to be undertaken in phases, the Commission may grant Site Plan approval limited to each phase of development. Each phase shall be capable of independent existence without the completion of succeeding phases. Buffer and setback requirements shall not apply to the common line between phases of development.

16.3.16 Bonding Requirements

- A. Posting of Performance Bond
 - 1. As a condition of Site Plan approval, the Commission may require that the applicant post with the City a performance bond to guarantee satisfactory completion of landscaping and stormwater site improvements (excluding buildings) and public improvements shown on the approved Site Plan.
 - 2. An itemized estimate of the cost of the site improvements shall be prepared by the applicant, including a separate inflation factor for the estimated construction period, and shall be submitted to the City Engineer and the City Planner for approval.
 - 3. The bond shall be posted with the City for an initial period of 18 months unless an extension of time shall be requested by the applicant and granted by the Commission.
- B. Reduction of Performance Bond – Upon the completion of at least 25%, 50% and/or 75% of the cost of the bonded site improvements, the applicant may request in writing a reduction of the bond. The Commission shall cause the site to be inspected by the Zoning Enforcement Officer, the City Engineer, and/or other appropriate City officials to determine if the portion of the required site improvements for which the reduction is being requested has been satisfactorily completed in accordance with the approved Site Plan. Based upon these findings, the Commission may authorize the reduction of such bond.
- C. Release of Performance Bond/Posting of Maintenance Bond – Before the release of a performance bond, the Commission:
 - 1. Shall require the applicant to submit "as-built" drawings in accordance with Section 16.3.22;

2. May require that the applicant post a maintenance bond to be retained for a period of one year after vegetative cover and plantings have been installed in order to guarantee the survival of landscaping and to ensure any other relevant improvements.

D. Form of Bond – Performance and maintenance bonds required under this Section shall:

1. Be in a form and with surety satisfactory to the Commission; and,
2. Be in the form of: cash, or a check payable to the City of Bristol, to be placed on deposit with the City; a surety bond from a surety company licensed to conduct business in the State of Connecticut; or an irrevocable letter of credit from a bank chartered to conduct business in the State of Connecticut.

16.3.17 Expiration of Site Plan

All site improvements in connection with an approved Site Plan shall be completed within the time period specified in the Connecticut General Statutes and the Commission shall state the expiration date under the statutes applicable at the time of its decision in its written decision. Failure to complete all site improvements within such period shall result in automatic expiration of the approval of such Site Plan.

16.3.18 Amendments

All site improvements shall be carried out in strict compliance with the Site Plan approved by the Commission. Minor amendments to the approved Site Plan may be approved only in writing by the City Engineer and the City Planner upon the written request of the applicant. All other amendments or modifications to the Site Plan shall require the approval of the Commission.

16.3.19 Continuance

All conditions and improvements shown on the approved Site Plan shall remain with the site and continue in force as long as the use indicated on the approved Site Plan shall be in operation, regardless of any change in ownership of the property.

16.3.20 Certificate of Zoning Compliance

- A. A Certificate of Zoning Compliance shall be issued by the Zoning Enforcement Officer after all the site improvements have been completed in accordance with the approved Site Plan.
- B. If the site improvements cannot be completed because of weather, or if an alteration does not require the vacating of the premises, or if a portion of a building or development is ready for occupancy before the completion of the entire building or development, or for other pertinent reasons, a conditional Certificate of Zoning Compliance may be issued by the Zoning Enforcement Officer for a period not to exceed 180 days, provided that a portion of the posted bond shall be retained in an amount sufficient to cover the cost of completing the remaining site improvements or, if necessary, a new bond shall be posted. Upon satisfactory completion of the remaining site improvements and the written request of the applicant, the Commission shall release the bond.

16.3.21 Certificate of Occupancy

A Certificate of Occupancy shall not be issued by the Building Official until the Zoning Enforcement Officer has determined that the site improvements have been completed in accordance with the approved Site Plan and has issued a Certificate of Zoning Compliance.

16.3.22 As-Built Drawings

- A. No Certificate of Zoning Compliance or Certificate of Occupancy shall be issued until "as-built" drawings have been submitted to the Zoning Enforcement Officer and City Engineer and are determined by them to be in substantial compliance with the approved Site Plan.
- B. The "as-built" drawings shall:

1. Be prepared at the same scale as the Site Plan by an engineer and/or surveyor, as appropriate, registered and licensed to conduct business in Connecticut;
 2. Show the actual installation of all site improvements, the exact location of buildings, and other required items at a level of detail at or exceeding that of the approved Site Plan;
 3. Include a certification as to substantial compliance with the approved Site Plan; and,
 4. List or show all deviations from the approved Site Plan.
- C. The Zoning Enforcement Officer shall submit all "as-built" drawings which substantially deviate from the approved Site Plan to the Commission for its determination of acceptance or need for plan amendment.

Section 17. Administration and Appeals

17.1 Administration

17.1.1 Interpretation of these Regulations

In their interpretation and application, the provisions of these Regulations shall be held to be the minimum requirements adopted for the promotion of the public health, safety, and welfare. These Regulations are not intended to repeal, abrogate, annul or in any way impair or interfere with any existing provisions of law or ordinance, or any rules, regulations, or permits previously adopted or issued or which shall be adopted or issued pursuant to law, relating to the use of lots, buildings or structures; nor are these Regulations intended to interfere with, abrogate or annul any easements, covenants or other agreement between parties, provided, however, that where these Regulations impose a greater restriction upon the use or height of buildings or structures, or require larger yards, courts, or other open spaces than are imposed or required by existing provisions of law or ordinance, or by such rules, regulations or permits, or by such easements, covenants or agreements, the provisions of these Regulations shall control.

17.1.2 Enforcement

- A. These Regulations shall be enforced by the Building Official, Zoning Enforcement Officer, or such assistant ZEO as may be appointed who is hereby empowered to cause any building, structure, place or premises to be inspected and examined as permitted by law and to order in writing the remedying of any condition found to exist therein or thereon in violation of any provisions of these Regulations or to issue in writing a cease-and-desist order to be effective immediately.
- B. The owner or agent of a building or premises where a violation of any provision of these Regulations has been committed or exists; or the lessee or tenant of an entire building or an entire premises where such violation has been committed or exists; or the owner, agent, lessee or tenant of any part of a building or premises in which such violation has been committed or exists; or the agent, architect, builder, contractor, or any other person who commits, takes part or assists in any such violation or who maintains any building or premises in which any such violation exists shall be subject to penalties in accordance with the provisions of Section 8-12 of the Connecticut General Statutes, as may be amended from time to time.

17.1.3 Penalties

Any person who, (1) having been served by the Zoning Enforcement Officer with an order to discontinue any such violation, fails to comply with such order within 10 days after such service; or, (2) having been served with a cease and desist order with respect to a violation involving grading of land or removal of earth, fails to comply with such order immediately; or, (3) continues to violate any provision of these Regulations in the manner named in such order shall be subject to penalties in accordance with the provisions of Section 8-12 of the Connecticut General Statutes, as may be amended from time to time.

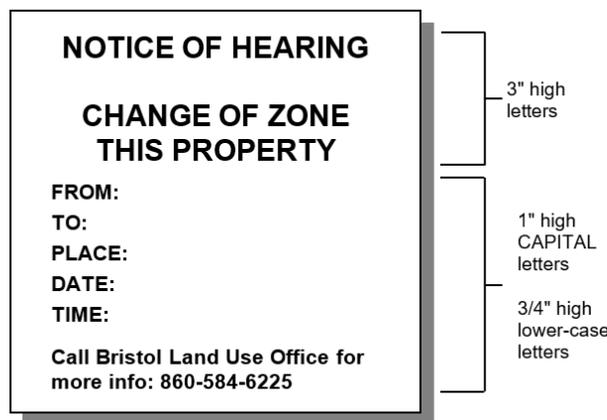
17.1.4 Zoning Amendments

- A. Authority – The Commission, either on its own initiative or by the petition of others, may amend these Regulations or the Zoning Map, in accordance with the provisions of the Connecticut General Statutes.
- B. Application – All petitions requesting an amendment to the Zoning Regulations and/or Zoning Map shall be submitted in writing to and in a form prescribed by the Commission. The Commission may deny a zoning petition for incomplete information having been submitted.
- C. Referrals
 - 1. Any proposed amendment to the Zoning Map or Zoning Regulations shall be referred to the Planning Commission for a report at least 35 days prior to the date assigned by the Zoning Commission for a public hearing to be held thereon, as required by the Connecticut General Statutes.

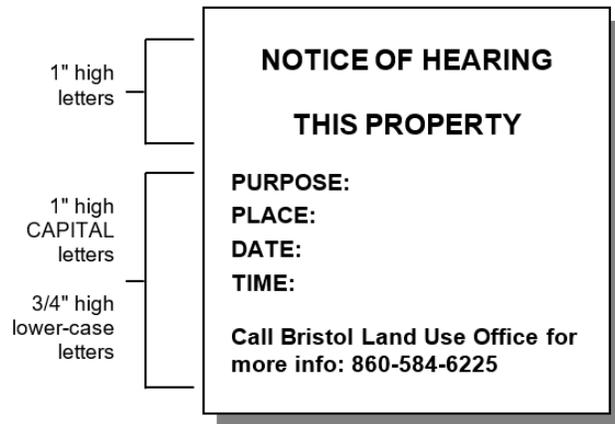
2. Any proposed amendment to the Zoning Map or Zoning Regulations affecting the use of a zoning district any portion of which is within 500 feet of the City line shall be referred by the Commission to the appropriate regional planning agency, as required by the Connecticut General Statutes.
 3. To assist with its consideration of any petition to amend these Regulations or the Zoning Map, the Commission may refer such petition to any department, agency or official it deems appropriate, to review and comment upon those technical matters which are the concern or responsibility of such department, agency or official.
- D. Public Hearing – The Commission shall hold a public hearing on all proposed amendments to these Regulations or to the Zoning Map, shall decide thereon, and shall give notice of its decision as required by the provisions of the Connecticut General Statutes.

17.1.5 Posting of Property

- A. Except as otherwise specified in Section 17.1.5D below, a "notice of hearing" sign or signs shall be posted on any property which is the subject of a public hearing before the Commission or Zoning Board of Appeals.
1. A minimum of one such sign shall be posted facing each street on which the subject property has frontage. Signs shall also be so posted approximately every 250 feet along the street frontage of the subject property. Where the frontage is more than 1,000 feet in length, signs may be posted approximately every 500 feet provided that such signs are a minimum of 4 feet by 4 feet in size. In those cases where the subject property does not have frontage on or is not otherwise readily visible from a street, the sign shall be posted in a location deemed suitable by the Zoning Enforcement Officer.
 2. Such sign or signs shall be posted no more than 5 feet from the street line and shall be visible and readable from the street for the entire time of the required posting.
 3. Such sign or signs shall be posted at least 12 days before the hearing and shall be removed within 5 days after completion of the hearing.
 4. Such sign or signs shall be prepared and posted by the applicant, agent, or property owner. The cost of the sign or signs shall be borne by the applicant, agent, or property owner.
- B. Signs posted on any property which is the subject of a zone change shall be a minimum size of 4 feet by 4 feet. Printed lettering shall be black on a yellow background. The wording and size of lettering shall be as follows:



- C. Signs posted on any property which is the subject of an application to come before the Commission or the Zoning Board of Appeals for other than a zone change shall be a minimum size of two feet by two feet. Printed lettering shall be black on a yellow background. The wording and size of lettering shall be as follows:



D. Appeals to the Zoning Board of Appeals in accordance with Section 17.2.1A shall not require the posting of a sign.

17.1.6 Reasonable Accommodations for Persons with Disabilities

- A. All setback, coverage, location, and use requirements of these regulations may be modified by the Zoning Enforcement Officer for the alteration, construction, and/or modifications necessary to provide access for persons with disabilities or such other modifications of these regulations as may be necessary to meet the requirements of the Americans with Disabilities Act and Fair Housing Act. Once the reasonable modification is no longer required, all improvements to land, buildings, and structures not in compliance with these regulations shall be removed within 90 days.
- B. Responsibilities of applicant: The applicant for such modification shall publish a legal notice in a newspaper having substantial circulation within the City of Bristol containing:
 - 1. A description of the building, use or structure that has received a modification and the nature of such modification;
 - 2. The location of the building, use or structure; and
 - 3. A statement that any aggrieved person may appeal such modification to the Zoning Board of Appeals within 30 days of such publication.
- C. Additionally, the applicant shall record the Zoning Enforcement Officer letter granting the modification on the Land Records in the Office of the Town Clerk within 14 days after the thirty-day publication period referred to above has expired.

17.2 Zoning Board of Appeals

17.2.1 Powers and Duties

The Zoning Board of Appeals shall have all the powers and duties prescribed by Chapter 124, Section 8 and by Chapter 250, Section 14 of the Connecticut General Statutes, and by these Regulations, which powers and duties are summarized and more particularly specified below. None of the following provisions shall be deemed to limit any of the authority of the Zoning Board of Appeals that is conferred by general law.

- A. Appeals – The Zoning Board of Appeals shall have the authority to hear and decide upon any appeal where it is alleged that there is error an in the order, requirements, decision or determination of the Zoning Enforcement Officer.
- B. Variances – The Zoning Board of Appeals shall have the authority to vary or adjust the strict application of these Regulations in only those cases where the unusual size, shape or topography of a lot or other unusual physical conditions pertaining to it or to any building situated thereon make it impossible to strictly apply a specific provision of these Regulations to such lot without resulting in exceptional difficulty

or unusual hardship, so that substantial justice shall be done and the public health, safety and welfare secured.

C. Use Variances

1. No use variance shall be granted by the Zoning Board of Appeals which would permit:
 - a. A use prohibited either implicitly or explicitly by these Regulations;
 - b. The expansion of a non-conforming use;
 - c. The number of dwelling units on a lot to exceed the maximum allowed in the zoning district in which the lot is located; or,
 - d. A use otherwise allowed by Special Permit in the zoning district in which the use is located.
2. Prior to a public hearing on any application for a use variance, the Zoning Board of Appeals shall transmit the application to the Planning Commission for its review and comment. Any report submitted by the Planning Commission to the Zoning Board of Appeals shall be read into the record of the public hearing of the subject application.

17.2.2 General Rules

- A. Appeals – All appeals to the Zoning Board of Appeals from an order, requirement, decision or determination of the Zoning Enforcement Officer shall be taken within such time as is prescribed by a rule adopted by the Zoning Board of Appeals. Such appeals shall be made in writing on a form prescribed by the Zoning Board of Appeals and shall be accompanied by a filing fee to cover the cost of processing the appeal.
- B. Application – All applications for variances shall be submitted in writing in a form prescribed by the Zoning Board of Appeals. The Zoning Board of Appeals may deny an application for incomplete information having been submitted.
- C. Referrals – To assist with its consideration of an appeal or application, the Zoning Board of Appeals may refer such appeal or application to any department, agency or official it deems appropriate, to review and comment upon those technical matters which are the concern or responsibility of such department, agency or official.
- D. Public Hearing – The Zoning Board of Appeals shall hold a public hearing on all appeals and applications for variances, shall decide thereon, and shall give notice of its decision in accordance with the provisions of the Connecticut General Statutes.
- E. No variance shall be granted by the Zoning Board of Appeals unless it finds:
 1. That there are special circumstances or conditions, fully described in the findings of the Zoning Board of Appeals, applying to the lot or structure for which the variance is sought, which are peculiar to such lot or structure and do not apply generally to lots or structures in the neighborhood and which have not resulted from any willful act of the applicant subsequent to the date of adoption of the regulation from which the variance is sought, whether in violation of the provisions herein or not;
 2. That, for reasons fully set forth in the findings of the Zoning Board of Appeals, the aforesaid circumstances or conditions are such that the particular application of the provisions of these Regulations would deprive the applicant of the reasonable use of the lot or structure, that the granting of the variance is necessary for the reasonable use of the lot or structure, and that the variance as granted by the Zoning Board of Appeals is the minimum adjustment necessary to accomplish this purpose;
 3. That the granting of the variance shall be in harmony with the general purposes and intent of these Regulations and the City's Plan of Development and shall not be injurious to the neighborhood or otherwise detrimental to the public health, safety and welfare; and,
 4. That the granting of the variance is not based upon the nonconformity of neighboring lots, uses, buildings or structures, nor upon a financial or economic hardship.

- F. Whenever the Zoning Board of Appeals grants a variance, it shall include in its minutes as part of the record the reason for its decision, the specific provision of these Regulations which was varied, the extent of the variance and the specific hardship upon which its decision was based.
- G. In exercising any of its authority, the Zoning Board of Appeals may attach any conditions and safeguards as may be required to protect the public health, safety and general welfare, and to ensure ongoing compliance with these Regulations. Violation of such conditions and safeguards shall be deemed to be a violation of these Regulations.
- H. Any variance granted by the Zoning Board of Appeals shall become effective upon its filing by the applicant in the office of the City Clerk and in the City land records.
- I. Any variance granted by the Zoning Board of Appeals which is not recorded within one year from its effective date shall be null and void.
- J. If the Zoning Board of Appeals denies a variance, it shall not be required to hear an application for the same variance or substantially the same variance for a period of 6 months after the date of denial, unless the circumstances associated with the application have substantially changed. A change in ownership of property or any interests therein shall not be deemed a substantial change.
- K. No appeal or variance shall be granted that would alter, revise or otherwise change any of the conditions attached to the granting of a Special Permit by the Zoning Commission, if such conditions are more restrictive than otherwise provided for in these Regulations or if such conditions do not refer to specified standards in these Regulations.
- L. Prior to the public hearing for any variance, a "notice of hearing" sign shall be posted on the subject property in accordance with the provisions of Section 17.1.5.

Article V – Definitions

Section 18. Zoning Terminology Definitions

See Section 19 for Use Definitions

Abutting/Adjoining: Separated by no intervening private property and sharing a common boundary or land or separated only by a public street or private right-of-way.

Accessory Building: See Building Terms.

Accessory Structure: See Structure Terms.

Accessory Use: See Use Terms.

Addition: An extension or increase in floor area or height of a building or other structure or an increase in building coverage.

Agent: An individual specifically authorized to act on behalf of or in the place of the property owner of record at time of the application. Proof of said authorization shall be presented to the Zoning Commission in form acceptable to it.

Alteration: As applied to a building or structure: (a) a change or rearrangement in the structural parts; (b) an enlargement or reduction, whether horizontally or vertically; or (c) the moving from one location or position to another.

Attached Dwelling: See Dwelling Terms.

Automobile: See Vehicle Terms.

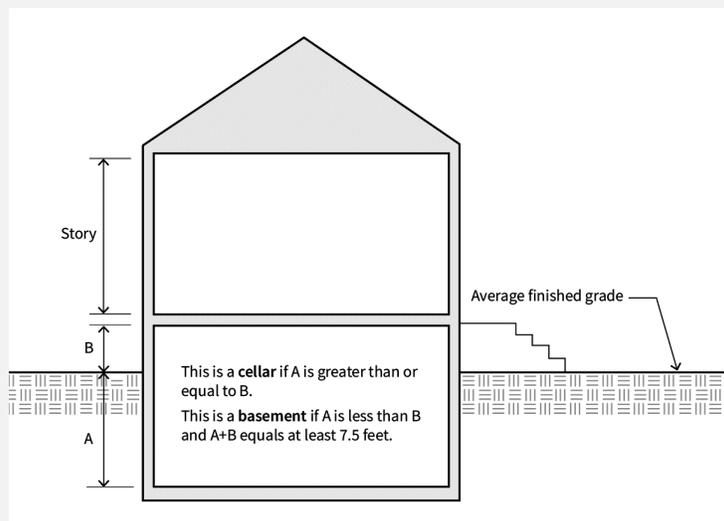
Average Finished Grade: See Grade Related Terms.

BASEMENT AND CELLAR

Basement: A portion of a building located partly underground but having less than one-half of its clear floor-to-ceiling height below the average finished grade of the adjoining ground and with a floor-to-ceiling height of not less than 7.5 feet.

Cellar: A portion of a building located partly or wholly underground and having one half or more of its clear floor-to-ceiling height below the average finished grade of the adjoining ground.

Figure 13. Basement and Cellar



Bedroom: An area within a residential building having the potential to be utilized as a sleeping area on a consistent basis and which provides privacy to the occupant. Entry is through a door from a common area, not through a room already deemed a bedroom. It normally contains at least one egress window and a closet. Dens, home offices, libraries, and the like are not considered bedrooms.

Berm: See Landscaping Terms.

Buffer or Buffer Area: See Landscaping Terms.

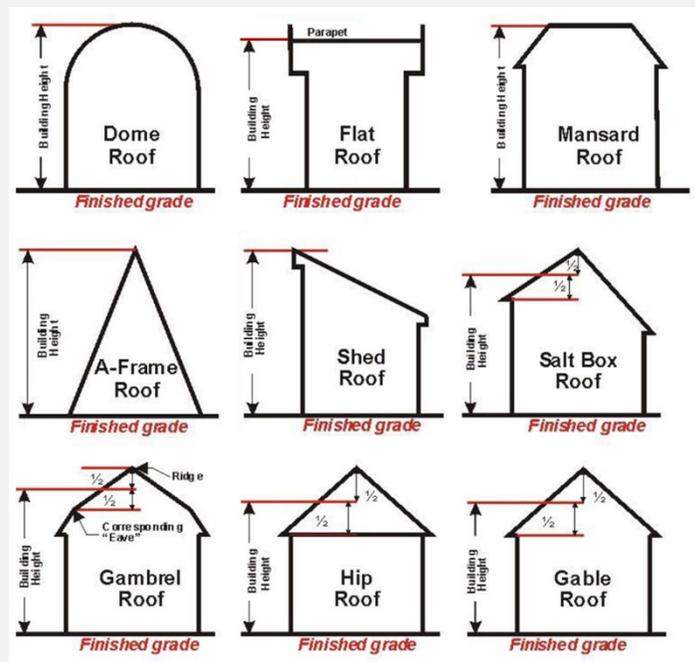
Building: See Building Terms.

Building Coverage: See Coverage Terms.

BUILDING HEIGHT

Building Height: The vertical distance of a building measured from the average finished grade at the building wall to the highest point of mansard, curvilinear or flat roofs or to the mean level between the eaves and the ridge of gable, hip or gambrel roofs, excluding parapets not more than 4 feet high.

Figure 12. Building Height by Roof Type



BUILDING TERMS

Building: A structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any person, animal, process, equipment, goods or materials of any kind or nature.

Accessory Building: A building, the use of which is customarily incidental and subordinate to that of the principal building, structure or use on the same lot.

Principal Building: A building in which is conducted the main or principal use of the lot on which it is located.

Caliper: See Landscaping Terms.

Cellar: See Basement and Cellar.

Certificate of Zoning Compliance: A certificate issued by the Zoning Enforcement Officer certifying that a proposed (or existing) use of land or buildings constructed thereon conform to the requirements of these Regulations and that the same may be occupied and used as permitted herein.

Certificate of Occupancy (CO): A document issued by the Building Official which allows the occupancy or use of a building and certifies that the structure has been constructed in compliance with applicable codes and ordinances.

CGS: The Connecticut General Statutes, as may be amended.

Change of Use: See Use Terms.

Commercial: Sale or exchange of goods, commodities, and/or personal or professional services.

Commercial Vehicle: See Vehicle Terms.

Conservation Restriction: A limitation, whether or not stated in the form of a restriction, easement, covenant or condition, in any deed, will or other instrument executed by or on behalf of the owner of the land described therein, including, but not limited to, the State or any political subdivision of the State, or in any order of taking such land whose purpose is to retain land or water areas predominantly in their natural, scenic or open condition or in agricultural, farming, forest or open space use.

Corner Lot: See Lot Types.

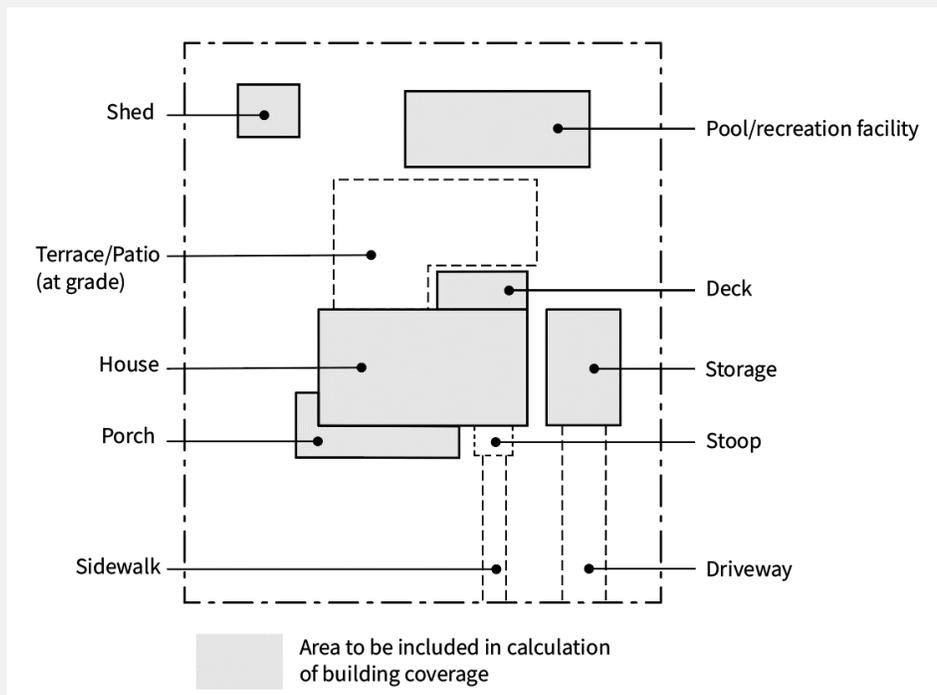
Court: An open space, unobstructed from ground to sky, other than a yard, which is on the same lot as and bounded in whole or in part by the walls of a building or buildings.

COVERAGE TERMS

Building Coverage: The percentage which the ground floor area of all buildings and structures on a lot bears to the lot area including porches, whether enclosed or unenclosed, but excluding terraces if unenclosed.

Impervious Surface Coverage: The percentage which the ground floor area of all buildings, structures, and pavement (impervious surfaces such as concrete, asphalt, and impervious pavers) on a lot bears to the lot area including terraces provided, however, that such terrace shall be unroofed and without walls, parapets, or other forms of enclosure except for required railings.

Figure 15. Lot Coverage



Cul-De-Sac: A street with only one means of ingress and egress and ending in a turnaround.

Deck: A porch-like structure or portion of a structure, usually constructed of wood, with structural supports and having a height of more than 8 inches above ground level.

Detached Dwelling: See Dwelling Terms.

Detached Structure: See Structure Terms.

Development: Any alteration or man-made change to an improved or unimproved parcel including but not limited to changes to buildings or structures of any nature, storage of materials, fences or barriers of any nature, mining, dredging, filling, grading, paving, excavating, drilling, or clearing of vegetation.

Disturbed Area: An area where the ground cover is destroyed or removed, leaving the land subject to accelerated erosion.

Drainage: The controlled removal of surface water or groundwater from land by drains, grading or other means which include runoff controls to minimize erosion and sedimentation during and after construction or development, to maximize groundwater recharge, and to prevent or alleviate flooding.

Dwelling: See Dwelling Terms.

DWELLING TERMS

Dwelling: A building or portion thereof which is used exclusively for human habitation.

Attached Dwelling: A building containing two or more dwelling units attached to each other by continuous vertical party walls, without openings except for utilities, which walls extend from basement or cellar to roof.

Detached Dwelling: A dwelling surrounded on all sides by yards and which does not have any roof, wall or floor in common with any other dwelling unit.

Dwelling Unit: A room or group of rooms located within a dwelling and forming a single habitable unit with facilities which are used, arranged or designed to be occupied for living, sleeping, cooking and eating.

Dwelling Unit: See Dwelling Terms.

Earth: Any material of which the ground is composed, including but not limited to soil, loam, sand, gravel, rock, stone, and clay.

Easement: A grant of one or more property rights by the property owner to and/or for use by the public, a corporation, or another person or entity.

Enlarge or Enlargement: Any addition to the floor area of an existing building, an increase in the size of any other structure, or an increase in that portion of a tract of land occupied by an existing use. "To enlarge" is to make an enlargement.

Erosion: The detachment and movement of soil or rock fragments or the wearing away of the land surface by water, wind, ice or gravity.

Evergreen Tree: See Landscaping Terms.

Excavation: The digging out, extraction or removal of earth, whether exposed or covered by water, so as to alter its contour.

Family: One person, or a group of two or more persons related by blood, marriage, legal adoption or legal guardianship, or a group of not more than 6 unrelated persons, living and cooking together as a single housekeeping unit, including domestic help but excluding boarders or roomers.

Fence: An artificial barrier constructed of any material or combination of materials that is erected to enclose, separate, screen or buffer areas of land.

Fence Height: The vertical distance measured from the side of the fence that is interior to the property from the ground directly below the fence to the top of the fence panel excluding support posts and ornamental features that do not extend more than 8 inches above the fence panel. Where the grade below the fence has been altered for the sole purpose of elevating the fence, the measurement shall be taken from the original

grade. Allowance may be made for variations in height along the length of the fence due to uneven terrain so long as the majority of the fence sections do not exceed the maximum height requirement and the panel itself does not exceed 8 feet in height. In the case of a fence on or within 3 feet of a retaining wall, fence height shall be measured including the height of the retaining wall, unless the fence shall be deemed necessary for safety by the Zoning Enforcement Officer. If a fence is setback at least 3 feet from the face of the retaining wall, the fence height shall be measured from the base of the fence.

Filling: The process of depositing clean fill such as soil, sand, gravel, rock or clay.

Finished or Final Grade: See Grade Related Terms.

Floor-Area Ratio: See Floor Area Terms.

FLOOR AREA TERMS

Floor-Area Ratio: The gross floor area of all buildings on a lot divided by the lot area.

Gross Floor Area: The sum of the gross horizontal areas of every floor of a building, measured from the exterior face of outside walls or, where appropriate, from the center line of a common wall separating two buildings, and including such features as hallways, stairs, closets, columns and the thickness of walls.

Net Floor Area: For the purposes of these Regulations, 85% of gross floor area.

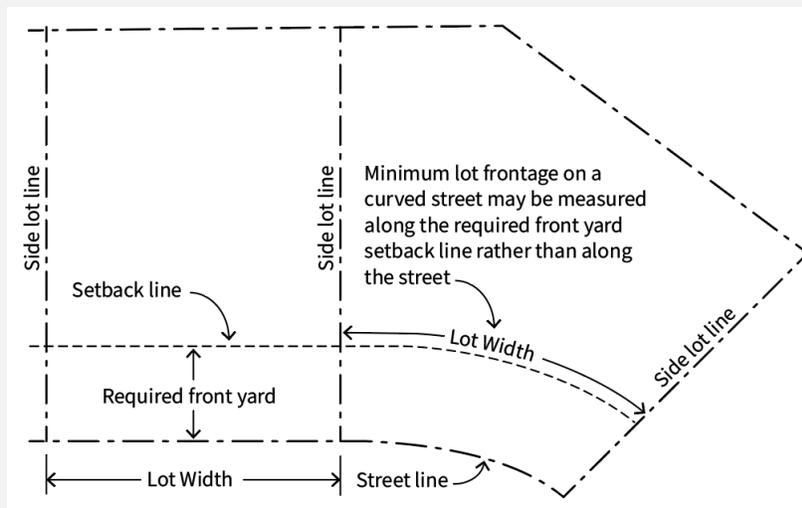
Frontage: See Frontage and Lot Width.

FRONTAGE AND LOT WIDTH

Frontage: The length measured along that side of a lot abutting on a public street.

Lot Width: The horizontal distance between the side lot lines of a lot, measured in a straight line at but not in front of the required front yard setback line.

Figure 16. Lot Width



Front Lot Line or Street Line: See Lot and Setback Line Terms.

Front Yard: See Yard Terms.

Garage: A detached accessory building or portion of a principal building for the parking and storage of automobiles.

Glare: See Lighting Terms.

Grade: See Grade Related Terms.

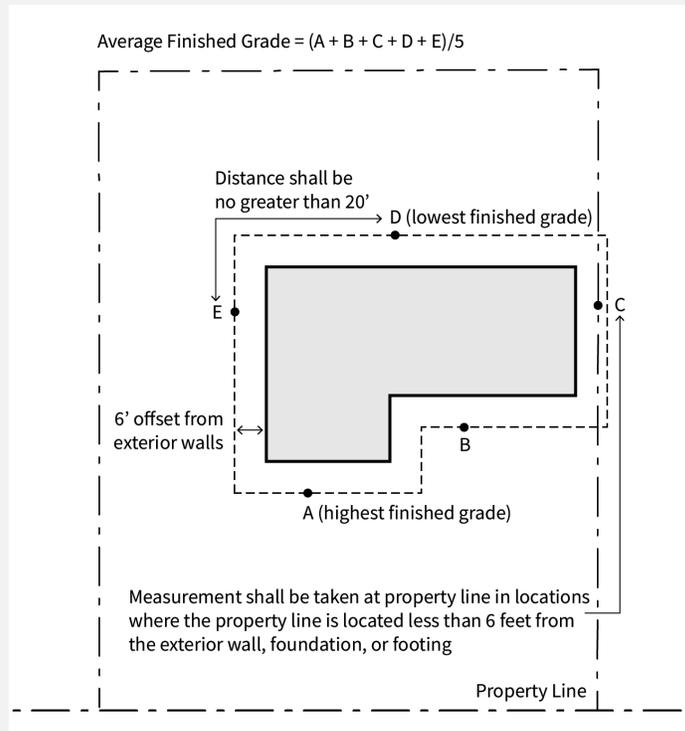
Grading: See Grade Related Terms.

GRADE RELATED TERMS

Grade: When used in conjunction with the terms “existing” or “finished”, grade is used in reference to elevation. When used as a measurement, grade refers to the percentage of rise or descent of a slope.

Average Finished Grade: The final elevation of the average ground level around a building or structure as measured at a distance of 6 feet offset from the exterior walls, foundation, or footing (as applicable) at intervals of no more than 20 feet including measurements taken at the lowest and highest grades. The measurement shall be taken at the property line in locations where the property line is located less than 6 feet from the exterior wall, foundation, or footing.

Figure 17. Average Finished Grade



Finished or Final Grade: The final elevation of the ground surface after the completion of grading.

Grading: Any excavation, grubbing, filling (including hydraulic fill) or stockpiling of earth, or any combination thereof, which results in a change of contour or elevation.

Gross Floor Area: See Floor Area Terms.

Ground Cover: See Landscaping Terms.

Hazardous Materials: Any material or waste which may pose a present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed of or otherwise managed and any material which is defined as hazardous within the meaning of any federal, state, or local law, regulations or ordinance including, but not limited to chemicals which are subject to reporting requirements under Title III of the Super Fund Amendments and Reauthorization Act of 1986 (SARA), as amended.

Impervious Surface Coverage: See Coverage Terms.

Interior Lot: See Lot Types.

Junk: Any scrap, waste, reclaimable material, or debris, whether or not stored, for sale or in the process of being dismantled, destroyed, processed, salvaged, stored, baled, disposed of, or for other use of disposition.

Kitchen: A room, place or space within a structure equipped for the preparation and/or cooking of food.

Lamp: See Lighting Terms.

Landscaping: See Landscaping Terms.

LANDSCAPING TERMS

Berm: An earthen bank used to provide a visual or noise buffer, or to provide other separation between uses, structures, or parcels.

Buffer or Buffer Area: An area of land free of any building, structure or use other than natural woody growth, landscaping, fencing or screening designed to shield or block noise, lights or other nuisances.

Caliper: The diameter of a tree trunk measured 4 feet from the top of the root ball of an established tree and two (2) feet from the top of the root ball of nursery specimen or newly planted tree.

Evergreen Tree: A coniferous species of tree with an expected mature height greater than 20 feet.

Ground Cover: Plant materials generally not in excess of ten inches in height and used for decorative purposes or for their soil stabilization characteristics. Such materials include but are not necessarily limited to ivy, pachysandra, crown vetch, ground pine, and similar materials.

Landscaping: The modification of the landscape for an aesthetic or functional purpose. It includes the preservation of existing vegetation, planting of new vegetation, and the continued maintenance thereof together with grading and installation of minor structures and appurtenances.

Shade Tree: A deciduous tree with an expected mature height of 35 feet or greater.

Shrub: A deciduous or coniferous species of plant with a mature height of at least 6 feet.

LIGHTING TERMS

Glare: Light emitting from a luminaire with intensity great enough to reduce a viewer’s ability to see, may cause visual discomfort, to the viewer and in extreme cases causing momentary blindness.

Lamp: The light source component of luminaires that produces the actual light.

Luminaire: A complete lighting system, and includes a lamp or lamps, standards and fixtures.

Outdoor Lighting: The night-time illumination of an outside area or object by any manmade device located outdoors that produces light by any means.

Loading Space: An off-street area or berth for the loading or unloading of commercial vehicles.

Lot: See Lot and Setback Line Terms.

Lot Line: See Lot and Setback Line Terms.

LOT AND SETBACK LINE TERMS

Lot: A parcel of land occupied or capable of being occupied by a principal building, structure or use and the accessory buildings, structures or uses customarily incidental thereto.

Lot Line: A line bounding the area of a lot.

Front Lot Line or Street Line: The lot line separating a lot from a street right-of-way.

Rear Lot Line: A lot line which is most generally opposite the longest front lot line except that, on a pie-shaped lot or a corner lot, any lot line adjacent to the front lot line shall not be considered to be a rear lot line.

Setback Line: The line parallel to a street or lot line at a distance established by the minimum yard requirements of these Regulations, behind which buildings and structures may be legally erected.

Side Lot Line: Any lot line which is not a front lot line or a rear lot line, as defined herein.

LOT TYPES

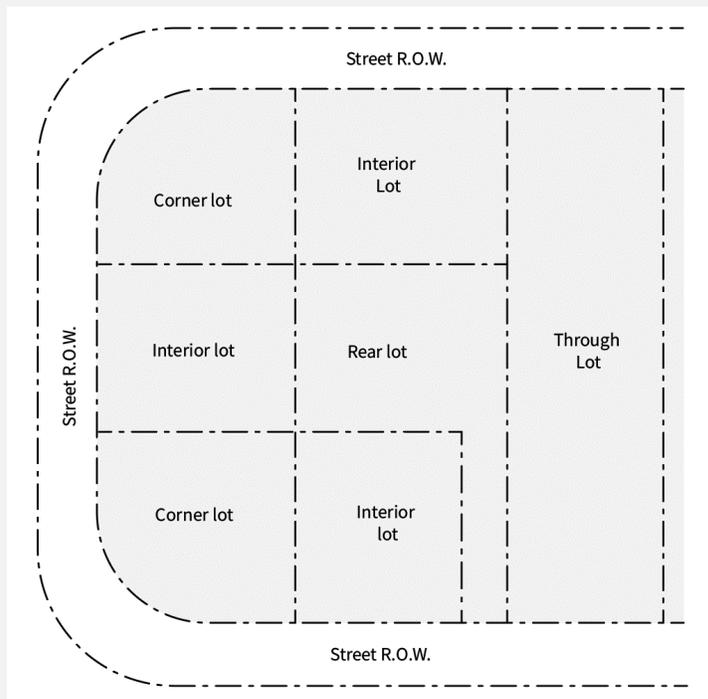
Corner Lot: A lot which abuts two or more streets at their intersection, or which abuts two parts of the same street forming an interior angle of less than 135 degrees.

Interior Lot: A lot which abuts only one street.

Rear Lot: A lot located to the rear of another lot and served by an accessway owned in fee by the owner of the rear lot.

Through Lot: A lot which abuts two parallel streets, or which abuts two streets which do not intersect at the boundaries of the lot.

Figure 18. Lot Types



Luminaire: See Lighting Terms.

Mobile Manufactured Home: A detached residential unit having three-dimensional components which are intrinsically mobile with or without a wheeled chassis or a detached residential unit built on or after June 15, 1976, in accordance with federal manufactured home construction and safety standards, and, in either case, containing sleeping accommodations, a flush toilet, tub or shower bath, kitchens facilities and plumbing and electrical connections for attachment to outside systems, and designed for long-term occupancy and to be placed on rigid supports at the site where it is to be occupied as a residence, complete and ready for occupancy, except for minor and incidental unpacking and assembly operations and connection to utilities systems.

Motor Vehicle: See Vehicle Terms.

Mural: A picture or painted work of visual art painted on or attached to the exterior walls of a structure, not advertising a business, product or service.

Net Floor Area: See Floor Area Terms.

Non-Conforming: Any structure, parcel or use legally existing at the time of the adoption of these Regulations as may be amended, which does not conform to the provisions of these Regulations.

Office: A room, group of rooms, or facilities in which services involving predominantly administrative, professional, or clerical operations are performed.

Open Space: A space not occupied by a building or structure on the same lot as the principal building or use.

Outdoor Lighting: See Lighting Terms.

Parapet: A low protective wall or railing along the edge of a roof.

Parking Area: Any public or private land area designed and used for parking motor vehicles including parking lots, garages, private driveways and legally designated areas of public streets.

Parking Lot: An off-street, ground level area used for the temporary parking of more than 4 motor vehicles and available to the general public, whether for free or for compensation, or to accommodate employees, clients, customers or residents, but not including private driveways.

Parking Space, Off-Street: The area intended for the temporary parking of a motor vehicle, not including aisles and driveways giving access thereto, located in other than a public street or other public way and having a permanent means of access to a public street without requiring passage through another parking space.

Patio: See Terrace.

Porch: A portion of a building which has a roof and a floor and is not enclosed by full walls.

Premises: A lot, parcel or tract of land together with the buildings and structures thereon.

Principal Building: See Building Terms.

Principal Structure: See Structure Terms.

Principal Use: See Use Terms.

Private: Confined to, or intended, only for the persons immediately concerned; not for public or common use.

Professional Architect, Engineer, Surveyor: An architect, engineer, or surveyor licensed by the State of Connecticut.

Public: Belonging, or available, to all the people.

Rear Lot: See Lot Types.

Rear Lot Line: See Lot and Setback Line Terms.

Rear Yard: See Yard Terms.

Recreational Vehicle: See Vehicle Terms.

Renewable Recourses: Water; wind; solar energy; geothermal energy; landfill gas; wave, ocean, or tidal power; gas from sewage treatment facilities; biodiesel; and biomass energy based on processing or composting of organic materials.

Required Yard: See Yard Terms.

Residence: A dwelling unit or group of dwelling units.

Retaining Wall: A structure constructed and erected between lands of different elevations to stabilize the surfaces, prevent erosion, and/ or to protect structures.

Right of Way, Street: The area of a public or private street, between the two opposing street lines of that street.

Sediment: Solid material, either mineral or organic, that is in suspension, is transported, or has been moved from its site of origin by erosion.

Setback: The shortest distance between any part of the building or structure and the nearest property line. Excepted from setback calculations are utility pads (including equipment located thereon, e.g., HVAC, generators, gas tanks etc.) enclosed in a space not more than 5 feet in height, not more than 5 feet from the outside perimeter wall, and not more than 6 feet in length. The above exclusions do not apply in the R-7 district.

Setback Line: See Lot and Setback Line Terms

Shade Tree: See Landscaping Terms.

Shed: A relatively small accessory structure that is often prefabricated and used primarily for storage of good for use outdoors. Typically, not a heated structure or serviced by plumbing.

Shopping Cart Corral: An enclosure for containing shopping carts within a parking lot.

Shrub: See Landscaping Terms.

Side Lot Line: See Lot and Setback Line Terms.

Side Yard: See Yard Terms.

Soil: Any unconsolidated mineral or organic material of whatever origin.

Stoop: Any raised building entrance platform with one or more steps leading up to it.

Story: That portion of a building, other than a cellar, between a floor and the ceiling or roof next above it.

Street: Any right-of-way used as a public thoroughfare or a proposed public thoroughfare shown upon a plan approved by the Planning Commission and for which a bond has been posted with the City guaranteeing construction thereof.

Street Line: See Lot and Setback Line Terms

Structure: See Structure Terms.

STRUCTURE TERMS

Structure: Anything constructed or erected, the use of which requires (a) location on, in or under the ground or water or, (b) attachment to something having location on the ground or water, including but not limited to buildings, swimming pools, tennis courts, towers, paddle or platform tennis courts, docks, balconies, open entries, porches, decks, handicap ramps, signs, permanent awnings, a gas or liquid storage tank which is principally above ground, ground-mounted antennas, ground-mounted solar panels or satellite dishes, or fences or walls.

Accessory Structure: A structure, the use of which is customarily incidental and subordinate to that of the principal building, structure or use on the same lot.

Detached Structure: A structure that does not share a common wall, party wall or roof with another structure.

Principal Structure: A structure in which is conducted the main or principal use of the lot on which it is located.

Temporary Structure: A structure without any foundation or footings erected for a limited period of time and intended to be removed upon the expiration of such time period.

Temporary Structure: See Structure Terms.

Temporary Use: See Use Terms.

Terrace or Patio: A level, landscaped and/or surfaced area located on the ground with no structural supports other than subsurface base material and retaining walls. A terrace or patio located at grade or ground level shall not be deemed a structure.

Through Lot: See Lot Types.

Trailer: See Vehicle Terms.

Use: See Use Terms.

USE TERMS

Use: The specific purpose or activity for which a building, structure or lot is intended.

Accessory Use: A use that is customarily incidental and subordinate to that of the principal building, structure or use on the same lot.

Change of Use: Any proposed use which differs from the existing use of a building, structure or lot.

Principal Use: The primary or predominant use of a building, structure or lot.

Temporary Use: A use established for a limited period of time and intended to cease upon the expiration of such time period.

VEHICLE TERMS

Automobile: A usually 4-wheeled automotive vehicle typically with passenger registration or any vehicle with motorcycle registration. For the purpose of these regulations the term “automobile” shall not be construed to include commercial vehicles, construction equipment or equipment designed to carry freight and goods.

Commercial Vehicle: Any motor vehicle with commercial license plates or with lettering, markings, racks or other apparent accessories indicating it is intended for use other than personal and/or recreational transportation.

Motor Vehicle: A motor vehicle as defined per CGS 14-1 as amended

Recreational Vehicle: A portable vehicle built on a chassis, which can be towed, hauled or driven and primarily designed to be used as temporary living accommodations for travel, camping and recreational purposes, including but not limited to campers, travel trailers and motor homes but excluding mobile manufactured homes.

Trailer: A structure standing on wheels, towed or hauled by another vehicle and used for short-term human occupancy, carrying materials, goods or objects, or as a temporary field office for a construction project.

Watercourse: Rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private, as further defined in CGS §22a-38, as amended.

Wetlands: Land, including submerged land, not regulated pursuant to Connecticut General Statutes Sections 22a-28 to 22a-35, inclusive, which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey, as may be amended from time to time, of the Natural Resources Conservation Service of the United States Department of Agriculture.

Yard: See Yard Terms.

YARD TERMS

Yard: An open space between a lot line and the nearest facing wall of a building on the same lot, unoccupied and unobstructed from the ground to the sky by buildings or structures, except as specifically permitted by these Regulations.

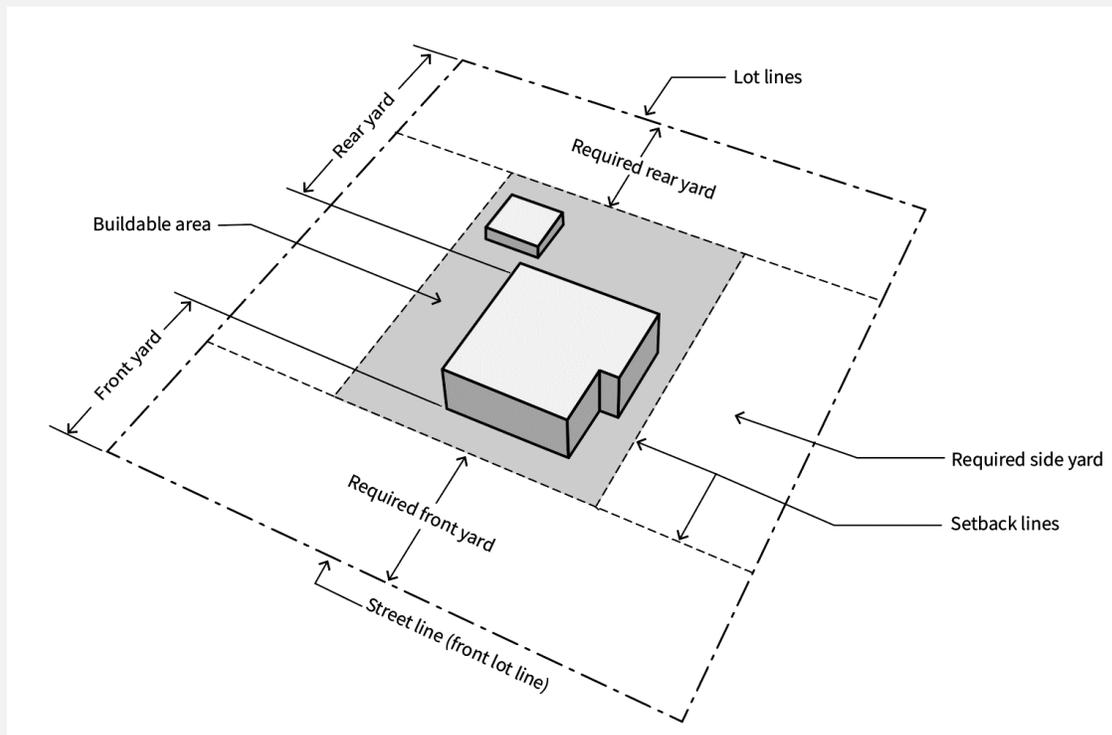
Front Yard: An open space extending across the full width of a lot and lying between the street line of the lot and the nearest facing wall of a principal building on the same lot.

Rear Yard: An open space extending across the full width of a lot and lying between the rear lot line of the lot and the nearest facing wall of a principal building on the same lot.

Required Yard: An open space between a lot line and the permitted buildable area within which no structure shall be located except as specifically permitted by these Regulations.

Side Yard: An open space parallel to a side lot line, extending from the front yard setback line to the rear yard setback line and lying between the side line of the lot and the nearest facing wall of a principal building on the same lot.

Figure 19. Yards



Section 19. Use Definitions

See Section 18 for Zoning Terminology Definitions

Accessory Buildings for Animals: Accessory buildings for housing domesticated animals or fowl.

Accessory Dwelling Unit: A secondary dwelling unit, accessory to the principal dwelling unit on the same parcel.

Accessory Retail: The display or sale of goods made, processed, or assembled on premises.

Accessory Building or Structure: A structure detached from a principal building located on the same lot and customarily incidental and subordinate to the principal building or use. Includes garages, sheds, gazebos, and other similar structures and buildings.

Accessory Manufacturing: Small scale manufacturing that is accessory only to a high-technology business.

Adaptive Reuse of Non-Residential Buildings: The reuse of existing non-residential principal buildings for residential, commercial, or institutional uses or a combination thereof.

Adult Day Care Center: A nonresidential facility typically operating several hours per day, providing meals and social and recreational activities under general supervision for elderly persons and/or persons with disabilities.

Animal Day Care Facility: An establishment that provides for the care, grooming, training, exercising, and/or socialization of dogs, cats, or other household pets for all or part of a day, provided that overnight boarding is not permitted.

Animal Grooming Establishment: An establishment where domestic pets such as dogs and cats, are bathed, clipped, brushed, styled, or otherwise groomed for hygienic, aesthetic, or show purposes. Such establishments may include incidental sale of pet care products and accessories, but do not provide overnight boarding, veterinary medical treatment, or breeding services.

Animal Hospital: A commercial facility where animals are brought in for medical treatment and may remain for observation, further treatment or recuperation, but are not boarded.

Antennae or Communications Structure: Outdoor structures, which are ground mounted or building mounted use for the purpose of sending or receiving radio, television, cellular, or satellite signals.

Assisted Living Facility: A form of housing for persons who have difficulty performing daily tasks including but not limited to preparing meals, bathing, dressing, taking medication, housekeeping, laundry and/or transportation due to physical and/or mental impairment and may serve as a transition between independent living and skilled nursing care. Individual assisted living quarters may include provisions for eating and cooking, such as a cook top, microwave, and refrigerator, but shall not include a range or oven.

Bank: A financial service business that primarily provides person to person retail banking services at that location including cash deposits and withdrawals using tellers and secondarily other banking services including personal business and mortgage loans and other financial services and is chartered and/or licensed as a bank by an agency of the Federal Government or Connecticut Department of Banking.

Bar or Club: Includes nightclubs, dance clubs, bars, taverns, cafes or similar establishments, with or without the service of alcoholic beverages and as permitted through licensure from the Connecticut Department of Consumer Protection.

Battery Energy Storage System: A system consisting of batteries, electric components, and associated equipment designed to store electrical energy for use at a later time.

Boat or Recreational Vehicle Sales and Service: The display, sale, lease, or service of new or operable used boats, motorhomes, campervans, coaches, caravans, fifth-wheel trailers, popup campers, or truck campers together with associated repair services and parts sales.

Brewpub: A combination sit-down restaurant/brewery, operated in accordance with CGS §30-16, as amended, which manufactures and serves beer for consumption on the premises.

Building Services: An establishment that provides building services such as cleaning, carpet or upholstery cleaning, maintenance, and pest control.

Building Supply: A store that provides building materials for the construction and maintenance of residential and commercial structures.

Bus Yard: Facility for the storage and service of buses including school buses.

Business or Professional Office: Offices which involve the transaction or provision of financial, professional, or business services, or the operation of service organizations. Office uses include but are not limited to accounting services, advertising agencies, business consultants, design professionals, financial institutions, investment companies, law firms, non-profit or social work agencies, public relations firms, offices of professional persons, sales agencies, technology professionals, etc. Office uses are characterized by having limited storage consisting of office supplies or the like, but not stock for resale.

Cannabis Cultivation: A facility run by a person that is licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment with not less than fifteen thousand square feet of grow space per CGS §21a-420, as amended.

Cannabis Micro-Cultivation: A facility run by a person licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment containing not less than two thousand square feet and not more than ten thousand square feet of grow space, prior to any expansion authorized by the Commissioner of Consumer Protection per CGS §21a-420, as amended.

Car or Truck Wash: Any building or premises used for washing cars or trucks.

Catering Service: An establishment in which the principal use is the preparation of food and meals on the premises, and where such food and meals are delivered to another location for consumption.

Cemetery: Land used or dedicated to the burial of the dead, including mausoleums, and any accessory maintenance facilities but excluding crematoriums and mortuaries.

Child Care Center: An establishment which offers or provides a program of supplementary care to more than 12 related or unrelated children outside their own homes on a regular basis for a part of the 24 hours in one or more days in the week.

Civic Facility: Schools, libraries, or post offices including associated buildings and site improvements.

Climate Controlled Self-Storage Facility: A facility where the storage units are completely located within a primary structure in a temperature-controlled environment that remains between 55 and 85 degrees at all times, suitable for storing valuable or otherwise sensitive items and materials. The storage units shall not be accessible directly from the exterior of the building.

Commercial Greenhouse: A building or structure whose roof and sides are made largely of glass or other translucent material and in which the temperature and humidity can be regulated for the cultivation and sale of plants principally grown on the premises.

Commercial Kennel: A kennel licensed by the State of Connecticut Department of Agriculture maintained as a business for boarding or grooming dogs or cats.

Commercial Parking Lot or Structure: A parking lot or structure operated as a principal use that provides parking spaces to patrons. Includes parking lots and structures that provide parking for a principal use that is located on a separate lot.

Commercial Recreation Facility: A for-profit establishment or use where indoor or outdoor non-motorized recreation activity is conducted including, but not limited to, batting cages, bowling alleys, and skating rinks. Excludes fitness clubs.

Community Residence: A residential structure housing 8 or fewer persons with intellectual disability and necessary staff persons and is licensed by the State of Connecticut -or- any child care residential facility that houses 8 or fewer children with mental or physical disabilities and necessary staff persons and is licensed by

the State of Connecticut -or- any community residence that houses 8 or fewer persons receiving mental health or addiction services and necessary staff persons, which is paid for or provided by the Connecticut Department of Mental Health and Addiction Services and that has been issued a license by the Department of Public Health.

Community Youth Organization: A non-profit organization dedicated to providing educational, social, and recreation opportunities to children with facilities such as classrooms, activity space, and fitness and recreation space in support of that function.

Composting Facility: The land, appurtenances, structures, or equipment where organic materials originating from another process or location that have been separated from non-organic material at the point or source of generation are recovered using a process of accelerated biological decomposition of organic material under controlled aerobic or anaerobic conditions.

Congregate Housing: See Senior Housing.

Contractor Yard: A lot, with or without support structures and buildings, limited to the storage and maintenance of equipment commonly used in the landscaping or construction industry, including but not necessarily limited to maintenance and construction vehicles, heavy equipment, and the like. The lot may also store landscape or construction materials acquired in anticipation of their use at remote locations.

Convenience Store: A small format retail establishment offering for sale a limited line of groceries, household items, and prepared food for off-premises consumption.

Conversion of Historic Dwellings: The conversion, in whole or in part, of existing dwellings listed in the City's Historic Resources Inventory to professional offices and/or additional dwelling units.

Conversion to Three-Family: The conversion or enlargement of existing single-family or two-family dwellings to three-family dwellings.

Conversion to Two-Family: The conversion or enlargement of existing single-family dwellings to two-family dwellings.

Cultural Institution: Museums, art galleries or similar facilities of non-profit educational or cultural organizations.

Data Center: a facility that is developed, acquired, constructed, rehabilitated, renovated, repaired or operated, to house a group of networked computer servers in one physical location or multiple contiguous locations to centralize the storage, management and dissemination of data and information pertaining to a particular business or classification or body of knowledge. This use excludes call centers and facilities primarily engaged in office functions.

Drive-up Facility: An opening in the wall of a building or structure designed and intended to be used to provide for sales to and/or service to patrons who remain in their vehicles.

Drugstore: An establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics, and related supplies.

Emergency Housing Shelter: Shelters used to house people during inclement weather.

Environmental Service Facility: A business that provides maintenance and cleaning services for industrial, municipal and offshore facilities, as well as complete services for the management and disposal of hazardous and non-hazardous waste excluding the storage or on-site disposal of hazardous or non-hazardous waste.

Equipment Rental or Leasing: A facility that rents or leases heavy equipment typically used in construction and property maintenance activities.

Family Child Care Home: A private family home caring for not more than 9 children, including the provider's own children not in school full-time, where the children are cared for not less than 3 nor more than 12 hours during a 24-hour period, where care is given on a regularly recurring basis, and where the principal provider of the service resides on the premises or as defined by CGS §19a-77, as amended.

Farm: A parcel of land used principally for agricultural activities, forestry, nursery or truck gardening, or for the raising, keeping or sale of livestock or fowl, but excluding the raising of animals for laboratory use or for their fur.

Farm Stand: A roadside stand for the principal sale of produce grown on the premises.

Fitness Club: Multi-purpose fitness facility that may include a gym, ball courts, racquet and tennis courts, group fitness space, swimming pool, and spa functions.

For Profit School or Studio: Schools and studios operated for profit including photography, graphic design, painting or similar artistic endeavors.

Fuel Oil and Heating Fuel Storage Facility: A facility for the storage and distribution of fuel oil and heating fuel.

Fuel Oil Dealers: A facility or property used for the parking of fuel oil delivery vehicles and related equipment but excluding the bulk storage of fuel oil outside of a vehicle.

Funeral Home or Mortuary: An establishment specializing in the preparation of the deceased for burial, the display of the deceased, and ceremonies connected therewith before burial or cremation in accordance with Chapter 385 of Connecticut General Statute.

Garden Supply: A retail establishment that may include a nursery and/or greenhouses, which imports most of the items sold including nursery products and stock, potting soil, hardware, power equipment and machinery, and other garden and farm tools.

General Medical or Surgical Hospital: A facility with medical staff and all necessary personnel to provide diagnosis, care and treatment of a wide range of acute conditions, including injuries, on an inpatient and outpatient basis. Includes general hospitals, special hospitals, long-term hospitals, and hospice facilities as defined by Chapter IV of the Public Health Code of the State of Connecticut. Does not include facilities to which persons may be involuntarily committed.

Golf Course: A facility providing a private or public golf recreation area designed for executive or regulation play along with accessory golf support facilities but excluding miniature golf. Includes country clubs with golf courses.

Government Office or Building: Administrative offices or buildings of the city, region, state, or federal government excluding public schools, libraries, and post offices.

Government or Non-Profit Housing: Housing developments owned, operated, or sponsored by a governmental agency or by a non-profit housing corporation.

Grocery Store: A food store offering food for sale primarily for preparing off the premises. Non-food items such as household supplies, toiletries and other miscellaneous items may be offered, but the supply of such items is secondary to the primary purpose to sell basic food products directly to the consumer.

Ground-Mounted Solar Panels: A free-standing solar energy system which is anchored to the ground rather than being attached to a structure, such as the roof of a home or a building, shed, garage or carport.

Group Child Care Home: An establishment that offers or provides a program of supplementary care to between 7 and 12 unrelated children on a regular basis or meets the definition of a family child care home except that it operates in a facility other than a private family home as specified by CGS §19a-77.

Health Care Clinic: A facility outside of a hospital that functions with or without an appointment system to provide on-the-spot medical aid to persons who present non-life-threatening problems but who need or want the convenience of immediate medical attention. A health care clinic is characterized by having limited facilities and personnel. Such a facility may be open 24 hours a day but does not provide overnight care.

Helicopter Landing Facility: Any landing area, operated under license by the State of Connecticut, used for the landing and taking off of helicopters, including all necessary passenger and cargo facilities, fueling, and emergency service facilities.

High-Technology Business: An establishment engaged in the design, development, and production of new products and/or innovative production processes through the systematic application of scientific and technical

knowledge. Such businesses typically use state-of-the-art techniques, devotes a portion of their expenditures to research and development, and employ a number of scientists, technicians, and/or engineers. Such businesses include but are not limited to: scientific research and development services; computer and peripheral equipment manufacturing; semiconductor and other electronic component manufacturing; software publishers; computer systems design and related services; internet service providers and web search portals; and internet publishing and broadcasting.

Hobby Kennel: One pack or collection of animals kept under one ownership on a single premise bred for pleasure, show, sports or sale as an accessory use to a residential property.

Home-Based Business or Home Office: A commercial enterprise operated by the resident of a dwelling unit as an accessory use to the residence.

Hotel or Motel: An establishment offering transient lodging accommodations to the general public and which may provide additional services such as rooms for public assembly, the serving of food, and recreational facilities.

Incidental Structure or Use: Any accessory building, structure or use customarily incidental and directly related to the operation of the principal use.

Indoor Entertainment Facility: Entertainment facilities that are entirely enclosed, including motion picture theaters, auditoriums, stage theaters, pool halls, or video game arcades.

Indoor Recreation Facility: A for-profit establishment or use where indoor recreation activity is conducted including, but not limited to, batting cages, bowling alleys, and skating rinks. Excludes fitness clubs.

Industrial Laundry or Dry Cleaning: A commercial establishment that launders or dry cleans clothing and other fabric articles in bulk on the premises.

Junkyard: Any place in or on which old metal, glass, paper, cordage or other waste or discarded or secondhand material, which has not been a part, or is not intended to be a part, of any motor vehicle, is stored or deposited, but not including recycling centers, transfer stations or other such facilities established by the City or its designee for the purpose of complying with the Connecticut General Statutes regarding solid waste.

Junkyard, Motor Vehicle: Any business or any place of storage or deposit, whether in connection with another business or not, which has stored or deposited two or more unregistered motor vehicles, or used parts of motor vehicles or old iron, metal glass, paper, cordage or other waste or discarded or secondhand material which has been a part, or intended to be a part, of any motor vehicle, the sum of which parts or material shall be equal in bulk to two or more motor vehicles -OR- any place of business or storage or deposit of motor vehicles purchased for the purpose of dismantling the vehicles for parts or for use of the metal for scrap and where it is intended to cut up the parts thereof.

Keeping of Fowl: The keeping of 12 or fewer ducks, geese, chickens, pigeons or similar small fowl, provided that no commercial enterprise shall be operated.

Keeping of Livestock: The keeping of horses, sheep, cows or similar livestock not otherwise part of a farm, provided that no commercial enterprise shall be operated.

Kitchen Incubator: A shared-use, commercial food preparation facility containing kitchen stations, preparation spaces, baking equipment, and dry/cold/freezer storage that can be rented by the hour or block of time in order to commercially produce food products. In addition, the facility may provide business development and support services to culinary entrepreneurs, offer classroom training, and conduct public or private special events.

Laundromat: An establishment providing washing, drying, or dry-cleaning machines on the premises on a pay-per-use basis to the general public.

Life Care Facility: See Senior Housing.

Live-Work Unit: A dwelling unit used jointly for residential and commercial purposes where the commercial use of the space is secondary or accessory to the unit's principal use as a residence.

Manager or Caretaker Dwelling: A dwelling unit for occupation by a manager or caretaker of the premises.

Manufactured Home Park: A lot upon which two or more manufactured homes, occupied for residential purposes, are located.

Manufacturing Facility: The making, processing, fabrication or assembling of goods or wares by manual labor or by machinery.

Medical Laboratory: A building or group of buildings in which are located facilities for medical or dental research, investigation, testing, or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory.

Medical Office: A facility operated by one or more physicians, dentists, chiropractors, mental health specialists, or other licensed health practitioners for the examination and treatment of persons solely on an outpatient basis. Includes outpatient medical services including, but not limited to, physical therapy and diagnostic testing and procedural centers.

Membership Organization: A building, structure or use operated by a business or professional association; labor or political organization; or recreational, fraternal, political, civic, social or athletic organization on a not-for-profit basis for its members or guests accompanying them.

Microbrewery: A facility where beer is manufactured in accordance with CGS §30-16 (b), as amended. May produce up to 15,000 barrels of beer per year and may distribute beer to a wholesaler, retailer, or directly to the consumer through carry-outs and/or consumption on the premises.

Mixed-Use Development: A building or buildings designed and developed on a single parcel of land in a unified manner and containing dwelling units and one or more non-residential uses permitted in the zoning district.

Mobile Vending Unit: Any motorized or non-motorized vehicle, trailer, kiosk, pushcart, stand or other device designed to be portable and not permanently attached to the ground which is used to sell goods, wares, merchandise or food.

Motor Vehicle Detailing Facility: Any building, place or location primarily engaged in the systematic rejuvenation and protection of the various surfaces of a motor vehicle.

Motor Vehicle Filling Station: Any building, place or location primarily engaged in the retail sale of vehicular fuels and/or vehicle recharging and which may sell other motor vehicle-related merchandise and/or perform minor repair work.

Motor Vehicle Rental or Leasing: A facility that rents or leases cars, lightweight trucks, and/or passenger vans.

Motor Vehicle Repair and Service Facility: Any building, place or location primarily providing motor vehicle repairs or service, or installation of motor vehicle-related components, including but not limited to mufflers, transmissions, brakes, lubrication, body work, and sound systems, but not including motor vehicle detailing.

Motor Vehicle Sales: Sale or lease of new or operable used automobiles, light trucks, and motorcycles together with associated repair services and parts sales. Does not include automobile brokerage and other establishments which solely provide services of arranging, negotiating, assisting, or effectuating the purchase of an automobile for others.

Non-Profit Private School: Any building or group of buildings the use of which meets the State of Connecticut's requirements for primary, secondary or higher education and which is not operated for profit or by the City or State.

Nursery: Land devoted to the commercial raising and sale of trees, plants, flowers or shrubs and which may include greenhouses.

Nursing or Convalescent Home: A facility that provides primarily in-patient care, treatment and/or rehabilitation services for persons recovering from illness or injury and/or persons who require regular assistance in personal care, including dressing, eating and health related matters but do not require the degree of care that is provided by a hospital.

Off-Street Parking: A driveway, parking lot, or parking structure.

Outdoor Dining: A seasonal use accessory and contiguous to a permitted eating or drinking establishment.

Outdoor Display of Merchandise: The outdoor display or exhibit of merchandise, materials, or articles for sale as accessory to a principal use.

Outdoor Entertainment Facility: Includes drive-in theaters, sports arenas, outdoor amphitheaters, miniature golf ranges, amusement parks or similar uses.

Outdoor Storage of Goods or Materials: The outdoor storage of goods or materials as accessory to a principal use.

Outdoor Storage of Merchandise: The outdoor storage of merchandise, materials, or articles for sale on premises only, as accessory to a principal use.

Park or Open Space: Public or private parks, open spaces, non-profit recreation areas, conservation areas, nature preserves, wildlife sanctuaries, or watershed areas.

Parking or Storage of Vehicles: The parking or storage of vehicles in residential zones including: commercial vehicles, recreational vehicles, unregistered vehicles, and registered trailers. Excludes tractor-trailers in whole or in part, dump trucks or other construction equipment, buses, and commercial vehicles with a gross vehicle weight of 10,000 pounds or more.

Parking Structure: A covered structure or portion of a covered structure that provides two or more levels of parking for motor vehicles.

Pawn Shop: An establishment whose business is the taking of goods or property and the payment of money for or advancement of money on such goods or property, with the understanding, agreement or condition, expressed, implied or reasonably inferred from the nature or character of the dealing or the usage in respect thereof, that such goods or property may be afterwards redeemed or repurchased in whole or in part upon any terms whatsoever.

Personal Service Establishment: An establishment primarily involved with the provision of personal care or other service directly to the consumer on a one-to-one basis by walk-in or appointment such as beauty shops, barber shops, tailor shops, shops specializing in personal adornment or shoe repair shops.

Printing Shop: A facility for the custom reproduction of written or graphic materials on a custom order basis for individuals or businesses. Typical processes include, but are not limited to, photocopying, volume printing, and large format printing.

Professional Office: The office of recognized professions, such as doctors, lawyers, dentists, architects, engineers, artists, musicians, designers, teachers, and others who through training or experience are qualified to perform services of a professional nature.

Public Utility Building or Facility: Buildings, structures, and conveyance infrastructure that supports the delivery of public utilities for public convenience and necessity.

Public Warehouse: A commercial inventory space owned by a third-party business and rented to other companies for storage and distribution.

Radio or Television Broadcast Facility: Includes studios and offices associated with the production of radio, television, and internet programming.

Recycling Facility: An establishment whose business is the collection, separation, storage, and/or processing of recoverable resources such as glass, metals, paper, plastics, or similar materials for shipment and re-use elsewhere, but not including junkyards or motor vehicle junkyards.

Religious Organization or Institution: Includes places of worship, schools affiliated with a church or religion, and similar facilities of an institution holding non-profit status by the Internal Revenue Service.

Removal of Earth Materials: See Section 15.2

Renewable Energy Generation Facility: A facility that, through a primary or secondary process, produces energy from renewable resources of sufficient quantity and quality which can be marketed or used to offset, reduce, or eliminate energy acquired from other sources.

Residential, Multi-Family: A free-standing residential building comprised of 4 or more attached dwelling units including apartment buildings and townhouses.

Residential, Single-Family: A free-standing residential building comprised of one dwelling unit.

Residential, Two-Family: A free-standing residential building comprised of two dwelling units arranged either side-by-side or stacked.

Residential, Three-Family: A free-standing residential building comprised of three dwelling units arranged either side-by-side or stacked.

Restaurant, Fast Food: An establishment or use whose principal business is the preparation and sale of food and beverages to customers and which meets all of the following criteria:

- Food and beverages are pre-prepared or rapidly prepared.
- Food and beverages are typically ordered by customers at a walk-up window or counter from a permanent menu board.
- Food and beverages are served primarily on or in paper, plastic or other disposable containers.
- Food and beverages are sold in a ready-to-consume state.

Restaurant, Sit-Down: An establishment or use whose principal business is the preparation and serving of food and beverages to customers and which meets all of the following criteria:

- Food and beverage orders are primarily taken and served by the restaurant's waitstaff.
- Food and beverages are ordered by customers primarily seated at tables, booths, or similar sit-down accommodations.
- Food and beverages are consumed primarily at the same table, booth or similar sit-down accommodation at which they are ordered.
- Food and beverages are consumed primarily within the restaurant building.

Restaurant, Take-Out: An establishment or use whose principal business is the preparation and sale of food and beverages to customers and which meets all of the following criteria:

- Food and beverages are typically ordered by customers by telephone, online, or similar means.
- Food and beverages are sold in a ready-to-consume state.
- Food and beverages are typically delivered to or picked up by customers for consumption off the premises.
- Seating for on-premises consumption of food and beverages is incidental to the primary activity.

Retail Dry Cleaner or Laundry: An establishment which launders or dry cleans articles on the premises that are dropped off directly by the customer or where articles are dropped off, sorted, and picked up but where laundering or cleaning is done elsewhere.

Retail Store: A sales establishment whose primary purpose is to display and offer for sale commodities or goods directly to the consumer, reserving a substantial amount of floor space and window space for display of goods such as books, stationery, clothing, dry goods, hardware, jewelry, flowers, variety merchandise, newspapers, magazines, alcoholic liquor, and similar goods. May also offer incidental services.

Retail Store – Large Goods: A sales establishment whose primary purpose is to display and offer for sale furniture, appliances, electronic equipment, motor vehicle parts and supplies, or similar goods directly to the consumer, reserving a substantial amount of floor space and window space for display of goods.

Sanitary Services Yard: A property used for the storage and distribution of vehicles and equipment associated with the removal and trucking of garbage and sanitary waste.

Seasonal Camps and Cottages: A dwelling unit that lacks one or more of the basic amenities or utilities required for all-year or all-weather occupancy.

Self-Storage Facility: A building or complex of buildings used for the storage of personal property where individual lessees control individual storage spaces.

Senior Housing: Dwellings designed and constructed for occupancy by residents 55 years of age or older as enabled and defined by the Fair Housing Act “Housing for Older Persons” exemption.

Shopping Center: A grouping of retail business and service establishments on a single site with common parking facilities and containing at least 10,000 square feet of gross building floor area.

Sign: Any object, device, display, or structure, or part thereof, situated outdoors or indoors, this is used to advertise, identify, display, or direct or attract attention to an object, person, institution, organization, business, product, service, event, or location by means of words, letters, figures, design, symbols, fixtures, colors, illumination, or projected images.

Social Services Agency or Charitable Institution: An establishment or institution that provides goods and services such as food, clothing, assistance with obtaining housing, job counselling and training, psychological counseling, or aid to those with learning or physical disabilities.

Specialty Food or Beverage Establishment: An establishment or use whose principal business is the retail sale of a limited number and type of food or beverage products for consumption either on or off the premises, including but not limited to baked goods; ice cream and similar frozen desserts; candy and similar confections; and coffee, tea and other non-alcoholic beverages.

Specialty Food or Beverage Manufacturer: An establishment of no more than 2,500 square feet of gross floor area, whose principal business use is the manufacturing of a limited number and type of consumable products for wholesale distribution, including, but not limited to, baked goods, candy and similar confections.

Specialty Retail: Small format stores that specialize in one type or line of merchandise. Such stores may include but are not limited to apparel stores, arts and crafts stores, jewelry stores, bookstores, shoe stores, stationary stores, antique stores, and similar establishments.

Specialty Service Establishment: An establishment engaged in providing specialty services to goods brought to the establishment by the customer or by traveling to the customer to provide services or retrieve goods for service in the establishment. May include reupholstery or furniture repair shops, carpet or upholstery cleaning establishments, small engine repair, or appliance repair shops.

Specialty Trade Contractor: An establishment or use whose principal activity is performing specific activities involved in building construction (or similar activities for other types of construction) but which is not responsible for the entire project, including but not limited to site preparation, plumbing, painting, and electrical work. Activities may involve new work, additions, alterations, maintenance, or repairs. Work is typically subcontracted from general contractors but, especially in remodeling and repair, may also be done directly for the property owner. Activities are usually performed at the construction site, although the contractor may have a shop where pre-fabrication and other work are conducted.

Sports Court: An outdoor paved surface designed and constructed for sports use. Includes but is not limited to basketball courts, pickleball courts, tennis courts, and futsal courts.

Stable: An establishment where horses are kept, ridden, boarded, bred, shown, trained, groomed, housed or sold for commercial purposes.

Swimming Pool: A water-filled structure, permanently constructed or portable, having a depth of more than 24 inches and a water surface area of more than 60 square feet, used for bathing or swimming.

Tag Sale: The temporary use of land or the building thereon for the purpose of the public sale of used personal household goods by the owner or the resident thereof in conjunction with the clean-out or vacating of the residential premises. In no way does the term “tag sale” encompass the sale of goods brought to the premises for the purpose of public sale at one location. The term “tag sale” shall include garage sale, yard sale, attic sale and similar term or activity.

Taxicab Service: A site or facility used for the parking, service, and dispatch of taxicabs.

Trucking or Courier Services: A facility where trucks load and unload cargo and freight and where the cargo and freight may be broken down or aggregated into smaller or larger loads for transfer to other vehicles or modes of transportation.

Unified Residential Development: A building or buildings designed and developed on a single parcel of land in a unified manner and containing single-family dwellings, two-family dwellings, three-family dwellings, multi-family dwellings, or any combination thereof.

Wholesale Business: An establishment or place of business primarily engaged in selling and/or distributing merchandise to retailers; to industrial, commercial, institutional, or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.

Wholesale or Distribution Facility: An establishment engaged in the receipt, storage, and distribution of goods, products, cargo, and materials.

Wood Processing Facility: A facility that conducts wood processing activities including but not limited to the cutting, splitting, and de-barking of wood and wood chipping, sawmilling, and the production of firewood.

Appendix – Record of Amendments

This appendix provides a record of amendments made to the Regulations subsequent to the compilation of the Regulations effective 1/15/24.

Application #	Effective Date	Section #	Description
2488	4/8/24	4.1, 9.2.3	Unified Residential Development added as a Special Permit Use in the RM zone. Unified Residential Development standards added to Section 9.2.
AZR 24-01	5/13/24	4.1, 4.2, 19	Added Community Youth Organization as a permitted use in select residential and commercial districts and identified the required permit. Added definition of Community Youth Organization.
2518	3/10/25	4.2	Added Brewpubs and Microbreweries as Special Permit uses in the I zone.
AZR 25-01	8/1/25	13.2.D	Comprehensive update of the parking requirements providing a new table of requirements, adding requirements for uses that did not previously have requirements and modifying requirements for other uses.
AZR 25-01	8/1/25	13.15	Added new section that requires a share of required parking spaces for any residential multifamily, mixed-use development, or unified residential development to be maintained as common use parking areas that may be available to visitors and residents.
AZR 25-01	8/1/25	13.2	Amended this section to specify that the applicant is responsible for providing a recommendation regarding the number of parking spaces required and that such recommendation shall be provided by a traffic engineer or parking expert.
AZR 25-01	8/1/25	13.4.B	Amended to increase the allowed distance of shared parking in the BD to 1,000 feet.
AZR 25-01	8/1/25	13.6.B	Amended to increase the allowed distance of off-site parking in the BD to 1,000 feet.
AZR 25-01	8/1/25	13.7.3.C	Amended to provide reference to specific section of Statute and State Building Code.
AZR 25-01	8/1/25	11.1.3	Eliminated this section (Parking Lot Landscaping Standards) and moved content to Section 13.7.5.B. Renumbered subsequent subsections of Section 11.1
AZR 25-01	8/1/25	11.1.4 (now 11.1.3)	Eliminated Item A (screening for parking areas) and moved to Section 13.7.5.A.
AZR 25-01	8/1/25	10.7	Added new Section 10.7 Impervious Coverage Discount
AZR 25-01	8/1/25	13.16	Added new Section 13.16 Bicycle Parking
AZR 25-01	8/1/25	8.4.6	Eliminated this section (Parking Increase) in favor of regulating the maximum amount of parking allowed in the BD through Section 8.4.4.B in a more simplified form. Renumbered subsequent subsections of Section 8.4.
AZR 25-01	8/1/25	8.4.4	Amended 8.4.4.A to provide a 25% reduction in the number of parking spaces required in the BD zone and increased the maximum number of spaces above the baseline requirement to 10%. Added Special Permit provision from former Section 8.4.6 to allow for an increase up to 25%.

Application #	Effective Date	Section #	Description
AZR 25-01	8/1/25	8.4.5	Eliminated this section (Parking Reduction), which is redundant with Section 13.4 (Shared Parking). Renumbered subsequent subsections of Section 8.4.
AZR 25-01	8/1/25	8.4.5 (formerly 8.4.7)	Amended Item C to require a Special Permit, add standards, and allow for parallel parking configurations. Provided supplemental graphic.
AZR 25-02	8/1/25	15.7	Added new section (Aquifer Protection Areas) to provide reference to the Aquifer Protection Area and regulations.
AZR 25-02	8/1/25	16.3.5.A	Added requirement that Site Plans identify if a site is in an Aquifer Protection Area.
AZR 25-02	8/1/25	5.4.9.C	Increased permitted height of ground mounted solar energy systems to 20 feet.
AZR 25-02	8/1/25	15.8	Added new section (Sustainability Incentive).
AZR 25-02	8/1/25	15.1.1	Updated statutory reference.
AZR 25-02	8/1/25	15.1.5	Updated reference to 2024 version of the Connecticut Guidelines for Soil Erosion and Sediment Control.
AZR 25-02	8/1/25	15.2.2.A	Rewritten for clarity.
AZR 25-02	8/1/25	15.2.3	Amended to refer to permit as “Zoning Permit” instead of “Temporary Permit”.
AZR 25-02	8/1/25	15.2.5.B	Amended to apply the buffer area requirement only to earth removal operations
AZR 25-02	8/1/25	15.2.6.E	Amended to require reporting over a 12-month period and changed permit reference from “Temporary Permit” to “Zoning Permit”.
AZR 25-02	8/1/25	15.3.1.A	Amended to provide clarity that a Site Plan approval is required.
AZR 25-02	8/1/25	15.3.1.B	Eliminated Item B, which is now addressed by Item A. Renumbered subsequent items.
AZR 25-03	8/1/25	4.2	Amended the Commercial, Industrial, and Mixed-Use Districts Principal Use Summary Table to allow for a wider range of uses across all zones with exception of the BT.
AZR 25-03	8/1/25	4.2	Amended the Commercial, Industrial, and Mixed-Use Districts Principal Use Summary Table to adjust permit requirements for uses, with most changes involving reducing Special Permit requirements to a Site Plan Approval requirement, with exception of mixed-use development in the BD which was increased from a Zoning Permit requirement to a Site Plan Approval requirement.
AZR 25-03	8/1/25	5.2	Amended the Commercial, Industrial, and Mixed-Use Districts Accessory Use Summary Table to change ground-mounted solar panel permit requirement from a Special Permit to a Site Plan Approval, increase zoning permit requirement for parking structures to a Site Plan Approval, and standardize the sports court requirement to a Site Plan Approval (with exception of the BT zone).
AZR 25-03	8/1/25	8.2.1	Amended Item A to increase the maximum size of establishments to 5,000 square feet. Eliminated Item B, which limited the maximum size of buildings.

Application #	Effective Date	Section #	Description
AZR 25-03	8/1/25	8.4.4, 4.2, 19	Eliminated Unified Downtown Development Project regulations and removed from Section 4.2 use table and from Section 19 definitions.
AZR 25-03	8/1/25	8.1, 8.6, 2.1.11	Renamed IP-25 zone to IP-5 zone and amended bulk standards of IP-25 zone in Section 8.1 to bulk standards of Section 8.6. Eliminated Section 8.6. Updated 2.1.11 and replaced all occurrences of IP-25 with IP-5. Update Official Zoning Map.
AZR 25-03	8/1/25	4.3.15	Eliminated this section (Mixed Use Development) and moved standards to Section 8.4.2.B.8.
AZR 25-03	8/1/25	8.4.2.B, 8.4.2.C	Amended to remove BD-1 and BD-2 subzones and consolidate requirements. Update Official Zoning Map.
AZR 25-03	8/1/25	5.2	Added Battery Energy Storage Systems (80 kWh-600 kWh) as a Zoning Permit use in all commercial and industrial zones. Added Battery Energy Storage Systems (>600 kWh) as a Special Permit Use in Industrial and Industrial Park zones.
AZR 25-03	8/1/25	5.4.7, 19	Added new Section “Battery Energy Storage Systems” and renumbered subsequent subsections in Section 5.4. Added definition to Section 19.
AZR 25-04	8/1/25	2.1.3 (formerly 2.1.8)	Changed name of BT Downtown/Neighborhood Transition Zone to RT-5 Residential Transition Zone. Updated Official Zoning Map.
AZR 25-04	8/1/25	4.1, 5.1, 6.1	Added the new RT-5 zone to use summary tables and provided permitted uses and permit requirements for RT-5 zone. Modified permitted uses from those previously permitted under the R-15/BT zoning to eliminate those uses not appropriate to the new zone.
AZR 25-04	8/1/25	7.1	Added RT-5 zone standards to the Lot, Coverage, and Setback Standards table for residential districts.
AZR 25-04	8/1/25	4.2, 5.2, 6.2	Removed BT zone from use summary tables.
AZR 25-04	8/1/25	3.4, 4.3.9, 5.4.12, 13.6, 14.6.4	Replaced BT zone reference with RT-5, or eliminated BT zone reference as appropriate in these sections and across other sections of the regulations.
AZR 25-04	8/1/25	7.4, (former Section 9.3)	Eliminated Section 9.3 (Downtown/Neighborhood Transition Zone (Overlay Zone)) and relocated content from Sections 9.3.4-9.3.6 to new Section 7.4 RT-5 Zone.
AZR 25-04	8/1/25	7.2.4	Rewrote Item A for clarity and removed outdated cross reference. Eliminated Item C.
AZR 25-04	8/1/25	5.1	Added the following A Zone uses to the Accessory Use Summary Table: Antennae or Communications Structure by Zoning Permit or Special Permit (shown as ZP/SP ¹) and Parking Structures by Special Permit (SP).
AZR 25-04	8/1/25	2.1.4, 9.1	Amended description of OSD zone to describe as a “floating overlay zone”.
AZR 25-04	8/1/25	7.4.1.B (formerly 9.3.3.B)	Reduced permitted densities.

Application #	Effective Date	Section #	Description
AZR 25-04	8/1/25	7.4.2 (formerly 9.3.4)	Reduced maximum building height of Level 3 development. Reduced maximum building coverage of Level 2 and 3 development.
AZR 25-04	8/1/25	2.1.2	Changed name of RM Mixed Residential Zone to RM-5 Mixed Residential Zone. Updated Official Zoning Map.
AZR 25-04	8/1/25	4.1, 5.1, 6.1	Renamed RM zone to RM-5 zone in use summary tables and provided permitted uses and permit requirements for RM-5 zone. Modified permitted uses from those previously permitted under the R-10/R-15/RM zoning to eliminate those uses not appropriate to the new zone.
AZR 25-04	8/1/25	7.1	Added RM-5 zone standards to the Lot, Coverage, and Setback Standards table for residential districts.
AZR 25-04	8/1/25	7.3 (former Section 9.2)	Eliminated Section 9.2 (Mixed Residential Zone (Overlay Zone)) and relocated content from Section 9.2.3 to new Section 7.3 RM-5 Zone.
AZR 25-04	8/1/25	13.6	Updated or removed references to the RM zone in Section 13.6 and across other sections of the zoning regulations.
AZR 25-04	8/1/25	5.4.3	Added new Items D and E requiring owner occupancy and renumbered prior items D, E, F.
AZR 25-04	8/1/25	4.3.1.B	Added Item 11, personal service establishments as a permitted use.
AZR 25-05	8/1/25	7.3.1.C.1 (formerly 9.2.3.C.1)	Reduced permitted density of residential units. Increased minimum front yard.
AZR 25-05	8/1/25	7.3.1.B.6 (formerly 9.2.3.B.6)	Removed parking requirement and referenced parking requirements of Section 13.
AZR 25-05	8/1/25	7.3.1.F.3 (formerly 9.2.3.F.3)	Amended to require orientation of dwelling units to the street.
AZR 25-07	12/15/25	4.2, 4.3.3, 19	Added Cannabis Cultivation and Micro-Cultivation as a permitted use in the I, IP-1, IP-3, and IP-5 zones. Provides definitions of those uses in Section 19 and regulations for the uses in new Section 4.3.3. Renumbered subsequent sections.
AZR 25-07	12/15/25	7.2.2-7.2.4, 4.3.20	Amended the A zone regulations to allow for higher density development for properties located on a state highway. Amended bulk regulations to better align with actual conditions across existing A zones. Removed Section 4.3.20 which was redundant with Section 7.2.3, renumber subsequent sections.
AZR 25-07	12/15/25	4.3.7, 5.4.18, 8.4.2.B	Relocated parking regulations specific to the BD from Sections 4.3.7 and 5.4.18 to Section 8.4.2.B.10. Reduced restrictions on street-level residential in the BD by removing residential restrictions from several streets and increasing the street level residential where permitted from 35% to 65%
AZR 25-07	12/15/25	14	Comprehensive update of the sign regulations to provide content-neutral sign regulations to comply with Gilbert v. Reed Supreme Court ruling. Provides specific exemptions from sign regulations. Otherwise maintains the prior

Application #	Effective Date	Section #	Description
			allowances for sign type, size, and quantity as feasible given the restructuring of the regulations.
AZR 25-07	12/15/25	11.2	Comprehensive update of the outdoor lighting regulations based upon “dark sky” model sign ordinances intended to reduce light pollution and light nuisance while allowing for and requiring lighting for safety, security, and functional purposes. Applies primarily to sites subject to Site Plan or Special Permit approval with exception of the introduction of a light shielding requirement for residential uses. Reduces lighting levels previously required for most development from 3-6 footcandles to 1-3 footcandles.
AZR 25-07	12/15/25	12, 13.11, 16.2.4	Consolidates former Section 13.11 with Section 12 to provide all regulations specific to driveways and access in one location. Eliminates the access management overlay zone in favor of applying standards city-wide. Amended to be applicable to projects approved via Site Plan Application or Special Permit with exception of driveway standards formerly located in Section 13.11 and now located in Section 12.3. Modifies driveway standards to align with Section 21-51 of the Bristol Code of Ordinances. Maintains but simplifies the Access Management Incentive. Relocates traffic study requirements from Section 12.6 to Section 16.2.4.
AZR 25-07	12/15/25	11.1	Provides minor updates to landscaping standards to prohibit the planting of invasive species, remove Commission approval requirement for removal of invasive or non-healthy trees, expands range of plant materials comprising a required buffer.
AZR 25-07	12/15/25	11.3	Provides minor updates to fence regulations to improve clarity of the text, allow for the continuance of temporary construction fences when required for safety, and provide reference to “fence permit” instead of “zoning permit”.
AZR 25-07	12/15/25	18	Improves definition of “average finished grade” to specify precise means by which the grade is to be established. Provides an illustration for reference.
AZR 25-07	12/15/25	4.2, 19	Allows Animal Grooming Establishments as a permitted use in BN, BG, BD, and BHC zones. Provides a definition of the use in Section 19.
AZR 25-07	12/15/25	4.2, 4.3.23, 19	Allows Data Centers as a permitted use in BHC, I, IP-1, IP-3, and IP-5 zones. Provides regulations for the use in new Section 4.3.23. Provides a definition of the use in Section 19.
AZR 25-07	12/15/25	17.1.5.A.1	Amends the posting of property requirements to reduce the burden on applicants by increasing spacing requirement and allowing for a doubling in the spacing if signs are provided at a minimum 4 feet by 4 feet size.
AZR 25-07	12/15/25	1.4.N	Expands the definition of “Commission” to include the Planning or Zoning Commission.
AZR 25-07	12/15/25	4.1, 4.2, 5.1, 5.2	Changes abbreviation for Site Plan Application from “ZP+S” to “SPA” to avoid confusion regarding the issuance of a zoning permit in association with an approved site plan.
AZR 25-07	12/15/25	4.2, 19	Merges Recreation Vehicle Sales with Boat or Recreational Vehicle Sales to provide a singular use term to redundancy. Definition of recreation vehicle sales eliminated and merged into definition of Boat or Recreation Vehicle Sales.
AZR 25-07	12/15/25	10.3.4	Increases the allowed projection of stairs and ramps into required yard from 3 feet to 4 feet to ensure adequate ADA accommodation.

Application #	Effective Date	Section #	Description
AZR 25-07	12/15/25	10.6, 18	Removes Section 10.6 Porches and Terraces and relocates content to Section 18 definitions of “building coverage” and “impervious surface coverage” where more relevant. Renumbers subsequent section.
AZR 25-07	12/15/25	13.2	Reduces by 50% the parking requirement for manufacturing facilities, public warehouses, wholesale businesses, and wholesale or distribution facilities.
AZR 25-07	12/15/25	15.8	Expands Item 5 of the Section 15.8 Sustainability Incentive to include any Class I Renewable Energy Source as defined by CGS §16-1(a)(20).
AZR 25-07	12/15/25	18	Provides definition of “mural”, which is exempted from the sign regulations.
AZR 25-07	12/15/25	16.2.2.E, 16.3.2.A	Transfers authority to waive a Site Plan requirement for Special Permit applications from the City Planner to the Zoning Commission and provides specific criteria for such a waiver.
AZR 25-08	12/15/25	Official Zoning Map	Updates the Official Zoning Map to remove the Access Management Overlay District designation.