

City of Bristol Zoning Regulations Update

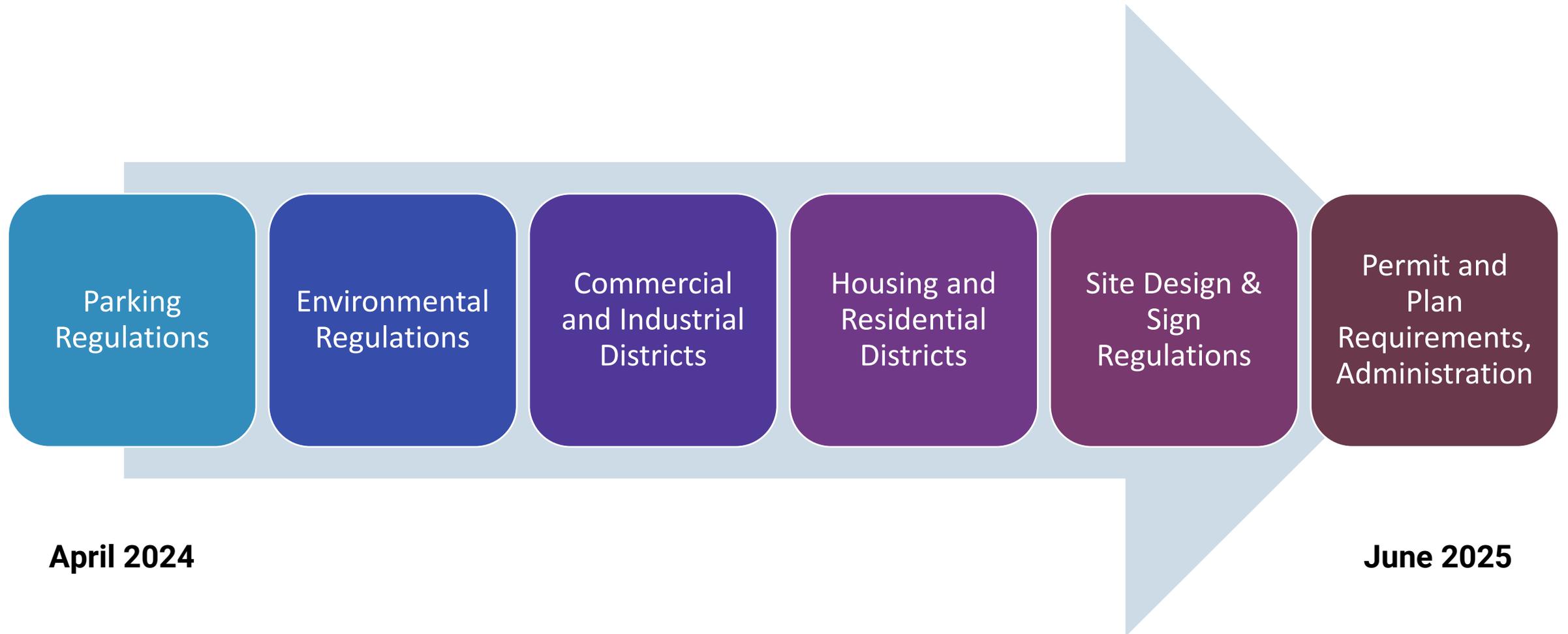
Zoning Commission Meeting 5/9/24



Agenda

1. Review Phase 3 schedule
2. Discuss recommended parking regulation amendments
3. Discuss additional items that require attention
4. Discuss draft online survey

Phase 3: Work Sequence



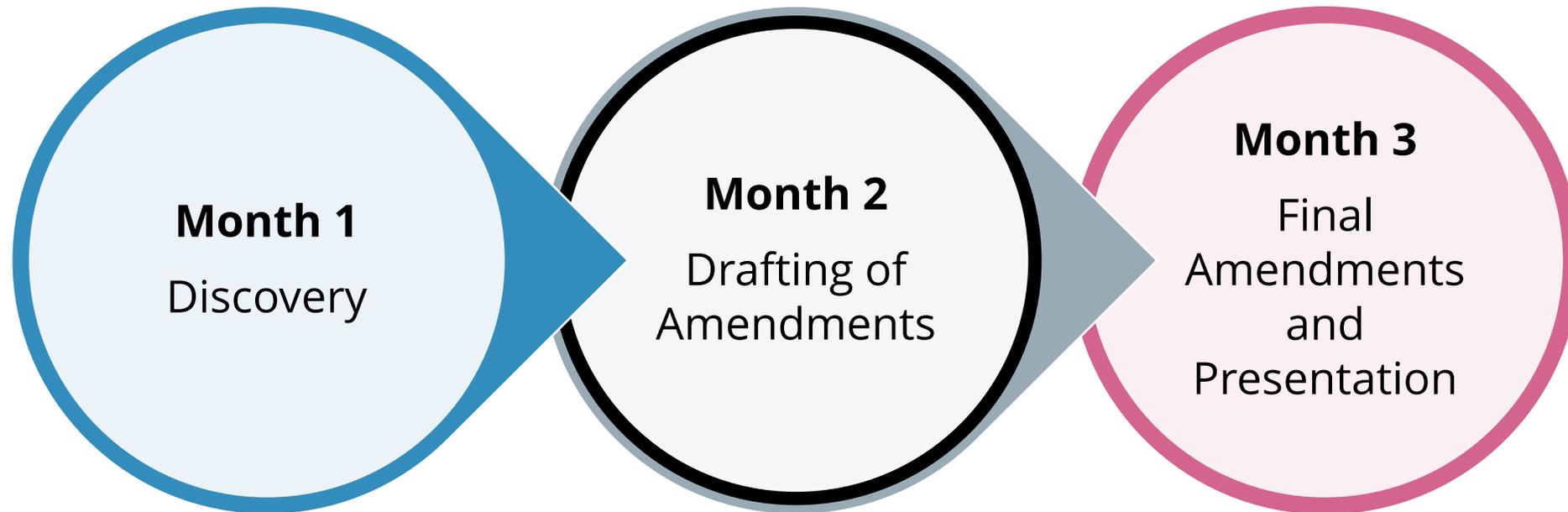
Phase 3: Schedule

Bristol Phase 3 Schedule		April '24					May '24				June '24				July '24					August '24				September '24					October '24				November '24							
		Week of:	1	8	15	22	29	6	13	20	27	3	10	17	24	1	8	15	22	29	5	12	19	26	2	9	16	23	30	7	14	21	28	4	11	18	25			
Online Survey																																								
Parking Regulations (Task 3.4)	Commission Meetings																																							
	Discovery (Begin in March)																																							
	Drafting																																							
	Public Virtual Presentation																																							
Environmental Resource Protection, Sustainability, and Resilience (Task 3.7)	Commission Meetings																																							
	Discovery																																							
	Drafting																																							
	Public Virtual Presentation																																							
Commercial, Industrial, and Mixed-Use Districts and Uses (Task 3.1, 3.2, 3.6)	Commission Meetings																																							
	Discovery																																							
	Drafting																																							
	Public Virtual Presentation																																							

We are here



Phase 3: Work Cycles



Parking Regulations

- Parking regulations are provided mostly in **Section 13 Off-Street Parking Requirements**, but parking regulations are also provided in **Section 8.4 BD-Downtown Zone**.
- This results in some redundancies and inconsistencies, which should be resolved.

Section 13 Off-Street Parking Requirements

We recommend the following amendments to this Section:

1. Update and expand minimum parking requirements, providing minimum requirements for almost all uses.
2. Provide more instruction for requirements determined by the Commission.
3. Expand the allowance of shared parking from 500 feet to 1,000 feet in the BD.
4. Provide specific references to handicap parking requirements.
5. Consolidate parking lot landscaping regulations in one place.
6. Provide a porous/permeable/pervious pavement incentive.
7. Provide a bicycle parking requirement.

Recommended Parking Requirements

Use Group	Existing	Recommended
Conversion and Reuse		
Adaptive Reuse of Non-Residential Buildings	None	Parking requirement to be determined by Commission based upon proposed uses.
Conversion of Historic Dwellings	None	
Unified Downtown Development	None	
Sales Establishments		
Accessory Retail	4 per ksf	4.0 per ksf
Convenience Store	None	
Drugstore	None	
Grocery Store	None	
Pawn Shop	None	
Retail Store	4 per ksf (3 in BD), 4.5 per ksf shopping center	
Specialty Retail	None	
Building Supply	2.5 per ksf indoor + 1 per ksf outdoor storage area	2.5 per ksf indoor + 1.0 per ksf outdoor storage area
Garden Supply	None	
Retail Store-Large Goods	2.0 per ksf	1 per 5 linear foot sheltered display or sales frontage
Farm Stand	1 per 5 linear foot sheltered display or sales frontage	

Recommended Parking Requirements

Food & Beverage Service	Existing	Recommended
Bar or Club	None	12.0 per ksf
Brewpub	None	
Restaurant, Fast Food	5.0 per ksf	8.0 per ksf
Restaurant, Sit-Down	5.0 per ksf	
Microbrewery	None	8.0 per ksf indoor visitor space+ 3.0 per ksf office space+ 1.0 per ksf indoor production space
Restaurant, Take-Out	5.0 per ksf	4.0 per ksf
Specialty Food or Beverage Establishment	None	
Catering Service	None	3.0 per ksf
Kitchen Incubator	None	
Specialty Food or Beverage Manufacturer	None	
Office and Technology Uses		
Business or Professional Office	3 (2 in BD) per ksf	4.0 per ksf
Government Office or Building	None	
Medical Office	4.5 per ksf (3.5 in BD)	
Social Services Agency or Charitable Institution	None	
High Technology Business	None	3.0 per ksf
Radio or Television Broadcast Facility	None	
Medical Laboratory	None	
High Technology Business	None	



Recommended Parking Requirements

Residential Uses	Existing	Recommended
Assisted Living Facility	1.5 per ksf	1.5 per ksf
Nursing or Convalescent Home	1.5 per ksf	
Community Residence	3 per home	2.0 per residence
Conversion to Three-Family	2 per du	2.0 per dwelling unit
Conversion to Two-Family	2 per du	
Live-Work Units		
Manufactured Home Park		
Residential, Single-Family	2 per du	
Residential, Three-Family	3 per du	
Residential, Two-Family	4 per du	
Residential, Multi-Family	2.5 per du (1.5 in BD)	
Government or Non-Profit Housing	None	1.5 per dwelling unit
Seasonal Camps and Cottages	Commission Determination	
Senior Housing	1.5 per unit	
Mixed-Use Development	0.75 per dwelling unit + 0.5 per bedroom + 1.5 per ksf gross floor area of non-residential uses	1.0 per dwelling unit + 0.5 per bedroom + 2.0 per ksf gross floor area of non-residential uses
Unified Residential Development	0.75 per dwelling unit + 0.5 per bedroom + 1 for every 4 residential parking spaces (or fraction thereof)	1.0 per dwelling unit + 0.5 per bedroom

Recommended Parking Requirements

Industrial & Fleet Uses	Existing	Recommended
Composting Facility	None	2.0 + 3.0 per ksf office space
Contractor Yard	2 + 4 per ksf office space	
Environmental Service Facility	None	
Fuel Oil and Heating Fuel Storage Facility	None	
Junkyard	None	
Motor Vehicle Junk Yard	None	
Recycling Facility	None	
Removal of Earth Materials	None	
Renewable Energy Generation Facility	None	
Wood Processing Facility	None	
Bus Yard	1 per bus parking space (indoor or outdoor) + 3 per ksf office space	1.0 space per fleet parking space (or equivalent capacity) + 3.0 spaces per ksf office space
Fuel Oil Dealer	None	
Sanitary Services Yard	None	
Trucking and Courier Service	1 per delivery vehicle space (indoor or outdoor, excluding loading berths) + 3 per ksf office space	
Manufacturing Facility	2 per ksf	1.0 per ksf production/storage space + 3.0 per ksf office space
Industrial Laundry or Dry Cleaning	None	
Specialty Trade Contractor	None	2.0 per ksf
Helicopter Landing Facility	None	2.0 spaces per landing pad

Recommended Parking Requirements

Storage, Warehousing, or Distribution	Existing	Recommended
Climate Controlled Self-Storage Facility	Commission Determination	0.1 per ksf storage space + 3.0 per ksf office space
Self-Storage Facility	0.1 per ksf storage space + 4.0 office	
Public Warehouse	None	1.0 per ksf indoor distribution/ storage space + 3.0 per ksf office space
Wholesale Business	2 per ksf	
Wholesale or Distribution Facility	2 per ksf	
Vehicle or Equipment Sales and Service		
Boat or Recreational Vehicle Sales and Service	None	3.0 per ksf indoor office and display+0.15 per ksf outdoor display
Motor Vehicle Sales	3 per ksf indoor office and display+ 0.15 per ksf outdoor display	
Motor Vehicle Rental or Leasing	3 per ksf office and sales space	
Equipment Rental or Leasing	None	2.0 per establishment + 2.0 per service bay + 3.0 per ksf office and retail sales area
Motor Vehicle Filling Station	4 per establishment + 2 per service bay + 3.5 per ksf retail sales area	
Motor Vehicle Detailing Facility	None	3.0 per establishment + queuing requirement
Car or Truck Wash	3 per facility, plus adequate stacking room to accommodate 5 cars per stall	
Motor Vehicle Repair or Service Facility	2 per bay +3.5 per ksf retail sales area	2.0 per service bay + 3.0 per ksf office and retail sales area

Recommended Parking Requirements

We need to identify the districts in which this is a permitted use.

Shopping Centers	Existing	Recommended
Shopping Centers	4.5 per ksf	4.0 per ksf
Recreation or Entertainment Facility		
Indoor Entertainment Facility	1 per 3 seats (1 per 5 seats in BD), additional spaces may be required by Commission	0.33 per seat
Indoor Recreation Facility	3 per bowling lane	3 per bowling lane, other facility types to be determined by Commission
Fitness Club	None	5.0 per ksf
Tennis or Racquet Clubs	None	5.0 per ksf + 2.0 per court
Golf Course	10 per hole	10 per hole
Park or Open Space	None	To be determined by Commission
Outdoor Entertainment Facility	None	
Agricultural Uses		
Commercial Greenhouse	1 per ksf gross sales floor area	0.5 per ksf gross indoor greenhouse area
Nursery	1 per ksf gross sales floor area	To be Determined by Commission
Farm	None	
Stable	None	0.25 per stall

Recommended Parking Requirements

Cultural or Institutional Uses	Existing	Recommended
Religious Organization or Institution	0.3 per seat	0.33 per seat for worship space + 2.0 ksf non-worship space
Cultural Institution	2 per ksf	2.0 per ksf
Civic Facility	1.5 per ksf (school) / Comm. all other	1.5 per ksf per school, 3.0 per ksf per library, Commission to determine requirement for other uses
Non-Profit Private School	1.5 per ksf	1.5 per ksf
Community Youth Organization	None	5.0 per ksf
Membership Organization	5 per ksf	
General Medical or Surgical Hospital	3 per ksf	3 per ksf
Cemetery	None	To be Determined by Commission



Recommended Parking Requirements

Service Based Uses	Existing	Recommended
Hotel or Motel	1.5 per room+spaces determined by Comm.	1.0 per room + other uses (10 per ksf for restaurant, 7 per ksf for conference/ banquet)
Emergency Housing Shelter	None	4.0 per shelter
Funeral Home or Mortuary	0.3 per seat	10.0 per ksf
Animal Day Care Facility	None	3.0 per ksf
Animal Hospital	None	
Building Services	None	
Commercial Kennel	None	
Printing Shop	None	
Retail Dry Cleaner or Laundry	None	
Adult Day Care Center	None	
Child Care Center	4 per ksf	
Group Child Care Home (located outside of a residential home)	5 per ksf	
Laundromat	None	5.0 per ksf
Bank	5 (3.5 in BD) per ksf	
Personal Service Establishment	4 per ksf (3 in BD)	
Specialty Service Establishment	None	
For Profit School or Studio	5 per ksf	
Health Care Clinic	3.5 per ksf	

Recommended Parking Requirements

Drive-Up Facilities	Existing	Recommended
Car Wash	None	Queuing space for 5 vehicles
Other (Banks, Pharmacy, etc.)	None	
Restaurants, Take-Out, Specialty Food or Beverage Establishment	None	Queuing space for 10 vehicles

Recommended Amendments

Section 13.2 Amount of Off-Street Parking Required

- 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 recommendations of the applicant and 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.

Recommended Amendments

13.4 Shared Parking

- 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 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.

Recommended Amendments

13.6 Location of Parking

- 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.**

Recommended Amendments

13.7.3 Accessibility Requirements

- 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.

Recommended Amendments

Relocate the following sections in Section 11 Landscaping and Site Features to Section 13.7.5 Landscaping, Curbs, and Islands

- 11.1.3 Parking Lot Landscaping
- 11.1.4.A Screening



Recommended Amendments

Consider adding a pervious/porous/permeable pavement incentive for parking lots as follows:

Porous asphalt, pervious concrete, or permeable pavers may be used to offset lot coverage of paved surfaces at a rate of 50% of the porous, pervious, or permeable pavement area. By example, a 1,000- sf porous asphalt parking area would reduce the lot coverage area by 500 sf. To qualify for such a reduction a pervious pavement area shall:

- A. Be located outside of an Aquifer Protection Overlay District.
- B. Be designed and constructed in accordance with the Chapter 13 of the 2023 Connecticut Stormwater Quality Manual.
- C. Cover a contiguous area of a minimum of 1,000 sf.
- D. Be maintained for the life of the surface.
- E. Be subject to periodic inspection by the Zoning Enforcement Officer to ensure adequate maintenance.

Recommended Amendments

Provide a bicycle parking requirement:

Bicycle parking facilities shall be provided as part of new multi-family developments of 4 units or more, 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.
- 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 racks shall be located in proximity of each main building entrance and placed in an area that is highly visible.

Section 8.4 BD Zone Parking Regulations

We recommend the following amendments to this Section:

1. Universally reduce parking requirements for the BD zone by 25%.
2. Provide more flexibility to exceed the baseline parking requirement.
3. Remove parking reduction regulation (Section 8.4.5) as this is sufficient addressed in Section 13.4.
4. Remove excessive regulation on parking increases (Section 8.4.6) in favor of a simplified approach (Section 8.4.4).
5. Provide a graphic that demonstrates how parking in front of a building as permitted by Section 8.4.7 would be oriented.

Recommended Amendments: BD Zone

Reduce the parking requirement for all uses in the BD zone by 25%, thereby requiring that only 75% of the parking minimum be provided in the BD.

- The Downtown is served by municipal parking facilities, on-street parking supply, private parking facilities, transit, and is home to a mixture of uses, which allows for walking between locations and a reduced dependency on automobile travel.
- Many downtown zoning districts have no parking requirement for development.

Recommended Amendments: BD Zone

8.4.4 Baseline Off-Street Parking Requirement

- A. The “baseline” number of off-street parking spaces shall be 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 5 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 50%.

Recommended Amendments: BD Zone

Section 8.4.6 Parking Increase

A. By Special Permit, the Commission may allow the number of off-street parking spaces provided for a development to be increased from the “baseline” number provided that one of the following conditions is met:

1. Increase of up to 35% provided that:
 - a. The developer shall incorporate a public amenity such as a public plaza, “vest pocket” park, or sculpture into the development; and/or
 - b. The developer shall provide, construct, and contribute to the maintenance of one or more internal vehicular and pedestrian connections between the development and developments on adjoining properties.
2. Increase of up to 40% if all or a portion of such spaces are located between the front of a building and the street in accordance with Section 8.4.7C.
3. Increase of up to 45% if the development includes dwelling units.

We recommend eliminating this section as it is overly complex and can be adequately addressed by Section 8.4.4.

Recommended Amendments: BD Zone

8.4.5 Parking Reduction

1. Reduction of up to 35%: provided that the development contains at least two uses that, because of significantly different peak parking characteristics which vary by time of day, day of week, and/or season of the year, are able to utilize some or all the same spaces throughout the day.
2. Reduction of up to 45%: provided that one of the uses in the development is residential.

Section 13.4 allows for a shared use reduction of up to 50% without a Special Permit. We recommend removing these items in favor or referencing that section, which would allow a reduction of up to 50% and would remove the Special Permit requirement.

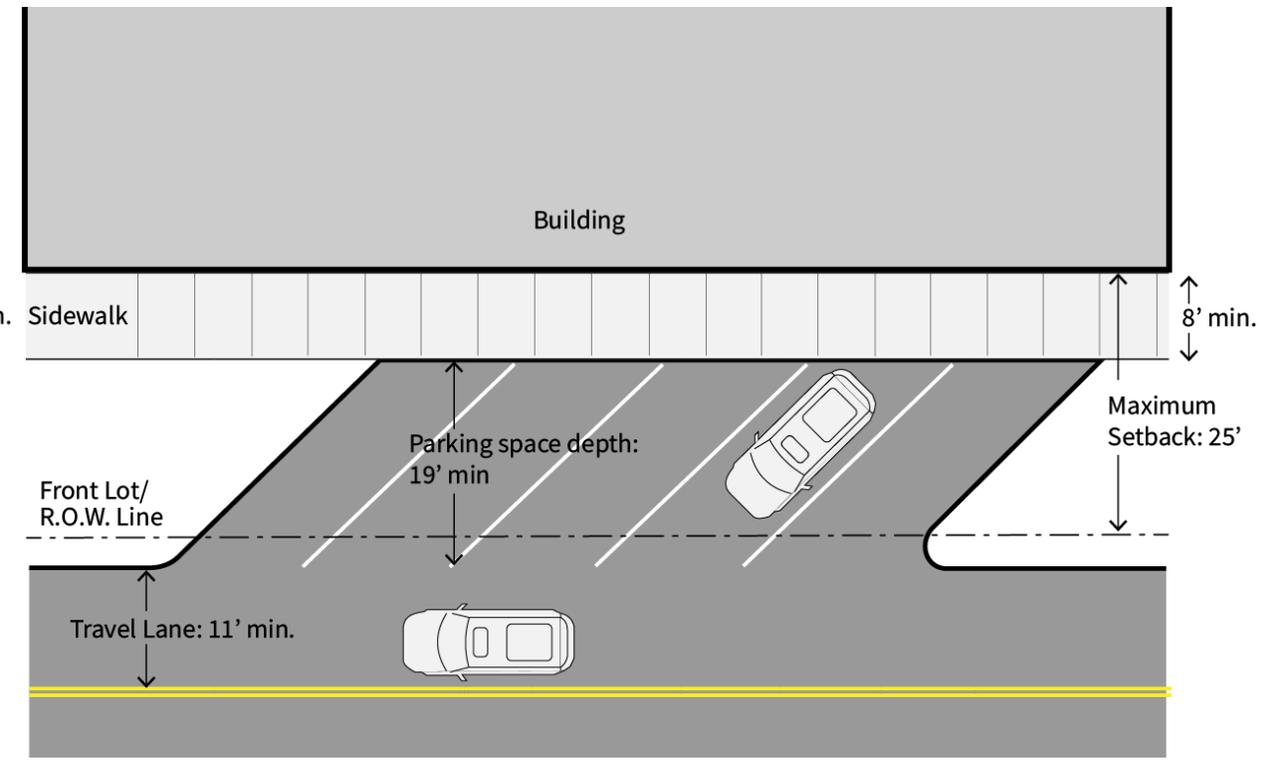
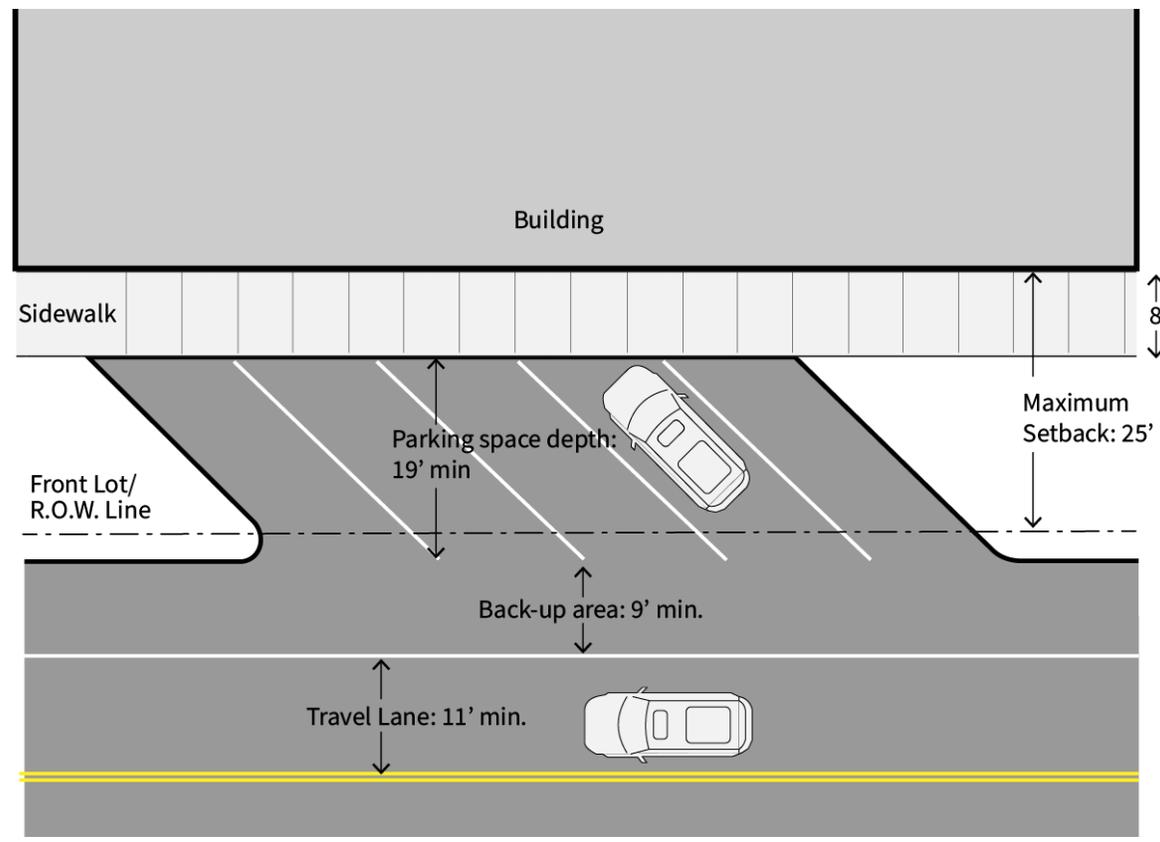
Recommended Amendments: BD Zone

- Should this section allow for parallel parking?
- This section would benefit from a graphic.

8.4.7 Location of Parking Spaces

- C. Parking spaces may be located between the front of a building and the street, subject to the following provisions:
1. Such parking spaces shall be directly accessible via the street right-of-way.
 2. 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, exclusive of the adjoining travel lane of the street.
 - 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 the adjoining travel lane shall have a minimum width of 11 feet.
 3. 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.
 4. Such parking spaces shall be available for use by the public at all times.
 5. 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.

Recommended Amendments: BD Zone



Additional Items

Needed revisions to Section 17.2 Zoning Board of Appeals

- Item C of the section should be eliminated. Use variances are not authorized by CGS.

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.

Additional Items: Hobby Kennels

Hobby Kennel: City Ordinance

- *Sec. 4-2. - Kennel regulations.*
- *A kennel shall be defined as any premises on which four (4) or more dogs, four (4) months old or older are owned or kept. Such premises in a residential area shall be a minimum of two (2) acres.*

5.4.11 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.

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.

5.1	Removed Keeping of Domestic Animals as an accessory use.	The keeping of pets does not need to be regulated by zoning.
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Additional Items: Hobby Kennels

Should we define the number of dogs in a Hobby Kennel? And limit it to dogs?

Current Definition:

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.

Proposed Definition:

Hobby Kennel: **Four or more dogs** kept under one ownership on a single premise bred for pleasure, show, sports or sale as an accessory use to a residential property.

Additional Items: Hobby Kennels

Should we limit the number of dogs by acre?

Current Regulation:

5.4.11 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.

Proposed Regulation:

5.4.11 Hobby Kennels

- A. Minimum lot size is 2 acres.
- B. Up to 3 dogs are permitted per acre, on a prorated basis.
- C. 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.

Domestic Pet Regulations from Other Towns

Town of Greenwich:

- Domestic Animals are animals that have been selectively bred and adapted over generations to live alongside humans. They are genetically distinct from their wild ancestors or cousins. Domestic animals are sufficiently tame to live with a family and include but are not limited to dogs, cats, sheep, goats, horses, or poultry.
- Permitted Accessory Uses: The keeping of less than five (5) dogs provided dog owners provide for the prompt removal of dog feces.

Domestic Pet Regulations from Other Towns

Town of Farmington:

- **KENNEL:** An establishment in which more than six dogs over the age of six months are housed or an establishment in which three dogs over the age of six months are groomed, bred, boarded, trained or sold. Except in conjunction with an animal hospital, kennels shall not be permitted.

Domestic Pet Regulations from Other Towns

Town of West Hartford:

- KENNEL: The keeping of four or more dogs over the age of six months, for each dwelling unit.

Domestic Pet Regulations from Other Towns

Town of Plainville:

- No regulation of pets in zoning regulations
- By ordinance, the breeding of two litters of dogs annually requires a kennel license.

Domestic Pet Regulations from Other Towns

Town of Southington:

- No regulation of pets

Connecticut General Statutes

Chapter 435 DOGS AND OTHER COMPANION ANIMALS. KENNELS AND PET SHOPS.

Section 22-237

- “Kennel” means one pack or collection of dogs which are kept under one ownership at a single location and are bred for show, sport or sale;

Sec. 22-344. Licensing of commercial kennel, pet shop, training facility or grooming facility.

- (3) For purposes of this subsection, no person who boards three or fewer cats or dogs in his or her residence shall be required to obtain a commercial kennel license pursuant to this subsection.

Online Survey

- We've prepared an online survey to invite the public to comment on issues related to the zoning updates.
- Please take the survey and provide us with comments before we distribute to the public.
- www.surveymonkey.com/r/bristolzoning-draft

What are *your* thoughts on land use and development in Bristol?

The City of Bristol is in the process of updating its zoning regulations to better manage growth and development across the City. The goals of this effort include simplifying the regulations, better supporting development in commercial districts, and supporting the development of housing that is appropriate to the City's residential areas.

Please participate in the survey below to share your thoughts.

Scan the QR code to take a ten-minute survey or visit:
www.surveymonkey.com/r/bristolzoning



Learn more at:
www.ct-bristol2.civicplus.com/1060/Zoning-Regulations-Rewrite

Next Steps

- Initiate drafting of recommended parking amendments
- Launch online survey

Next Meeting

JUNE 2024

- Our next meeting is Thursday, June 13th at 5:00 pm

SUN	MON	TUE	WED	THU	FRI	SAT
26	27	28	29	30	31	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	1	2	3	4	5	6