

# City of Bristol Zoning Regulations Update

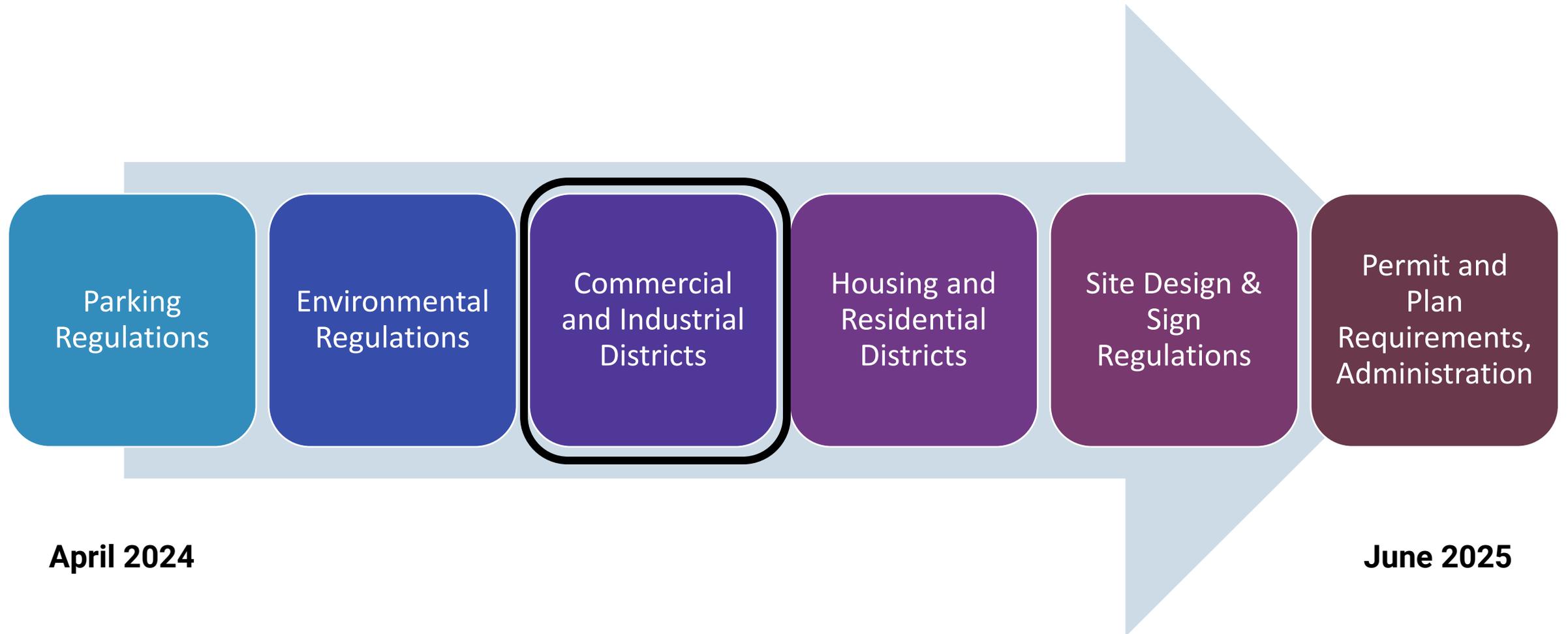
Zoning Commission Meeting 10/10/24



# Agenda

1. Review Phase 3 schedule
2. Briefly discuss status of recommended environmental amendments and review Public Virtual Meeting presentation
3. Discuss Commercial, Industrial and Mixed-Use Districts and potential needs across those districts
4. Next Steps

# Phase 3: Work Sequence

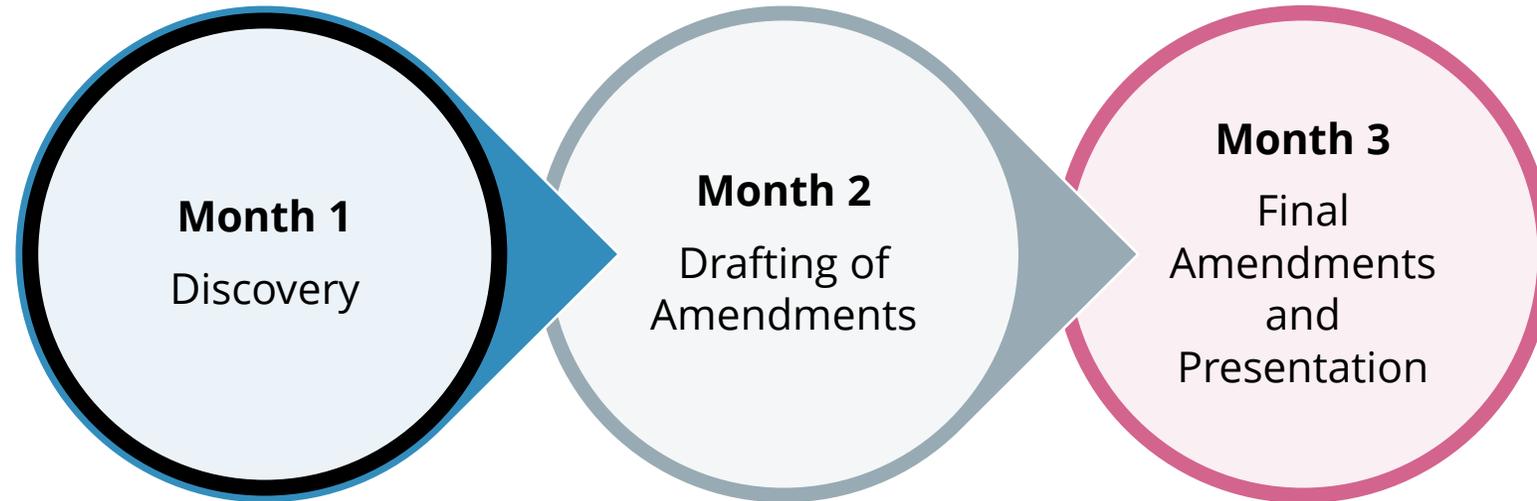


**April 2024**

**June 2025**

# Phase 3: Work Cycles

## Environmental Regulations



# 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															[Yellow]					[Yellow]				[Yellow]												
Parking Regulations (Task 3.4)	Commission Meetings	[Red]					[Red]					[Red]																								
	Discovery (Begin in March)	[Green]																																		
	Drafting		[Cyan]	[Cyan]	[Cyan]	[Cyan]	[Cyan]	[Cyan]	[Cyan]	[Cyan]	[Cyan]	[Cyan]	[Cyan]	[Cyan]	[Cyan]	[Cyan]																				
	Public Virtual Presentation																		[Purple]																	
Environmental Resource Protection, Sustainability, and Resilience (Task 3.7)	Commission Meetings																[Red]					[Red]					[Red]									
	Discovery											[Green]	[Green]	[Green]	[Green]	[Green]	[Green]	[Green]	[Green]																	
	Drafting															[Cyan]	[Cyan]	[Cyan]	[Cyan]	[Cyan]	[Cyan]	[Cyan]	[Cyan]	[Cyan]	[Cyan]	[Cyan]	[Cyan]									
	Public Virtual Presentation																										[Purple]									
Commercial, Industrial, and Mixed-Use Districts and Uses (Task 3.1, 3.2, 3.6)	Commission Meetings																												[Red]							
	Discovery																								[Green]	[Green]	[Green]	[Green]	[Green]	[Green]	[Green]	[Green]				
	Drafting																												[Cyan]	[Cyan]	[Cyan]	[Cyan]				
	Public Virtual Presentation																																			

We are here



# Online Survey

The survey promotion has gone out and we have 59 responses thus far.

## 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](http://www.surveymonkey.com/r/bristolzoning)



Learn more at:  
[www.ct-bristol2.civicplus.com/1060/Zoning-Regulations-Rewrite](http://www.ct-bristol2.civicplus.com/1060/Zoning-Regulations-Rewrite)

# Public Virtual Presentation



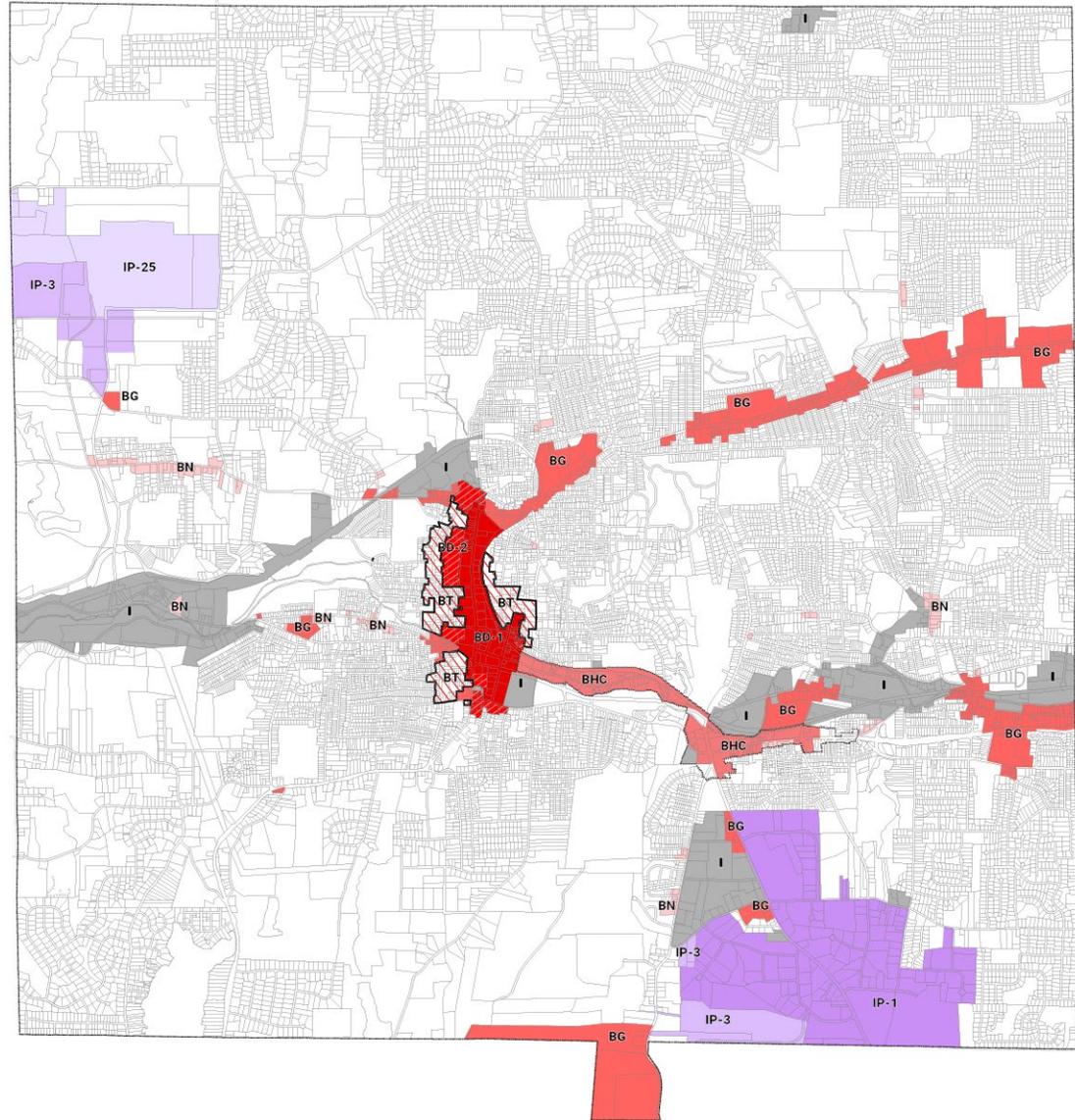
## City of Bristol Zoning Regulations Update

Public Presentation  
10/17/24



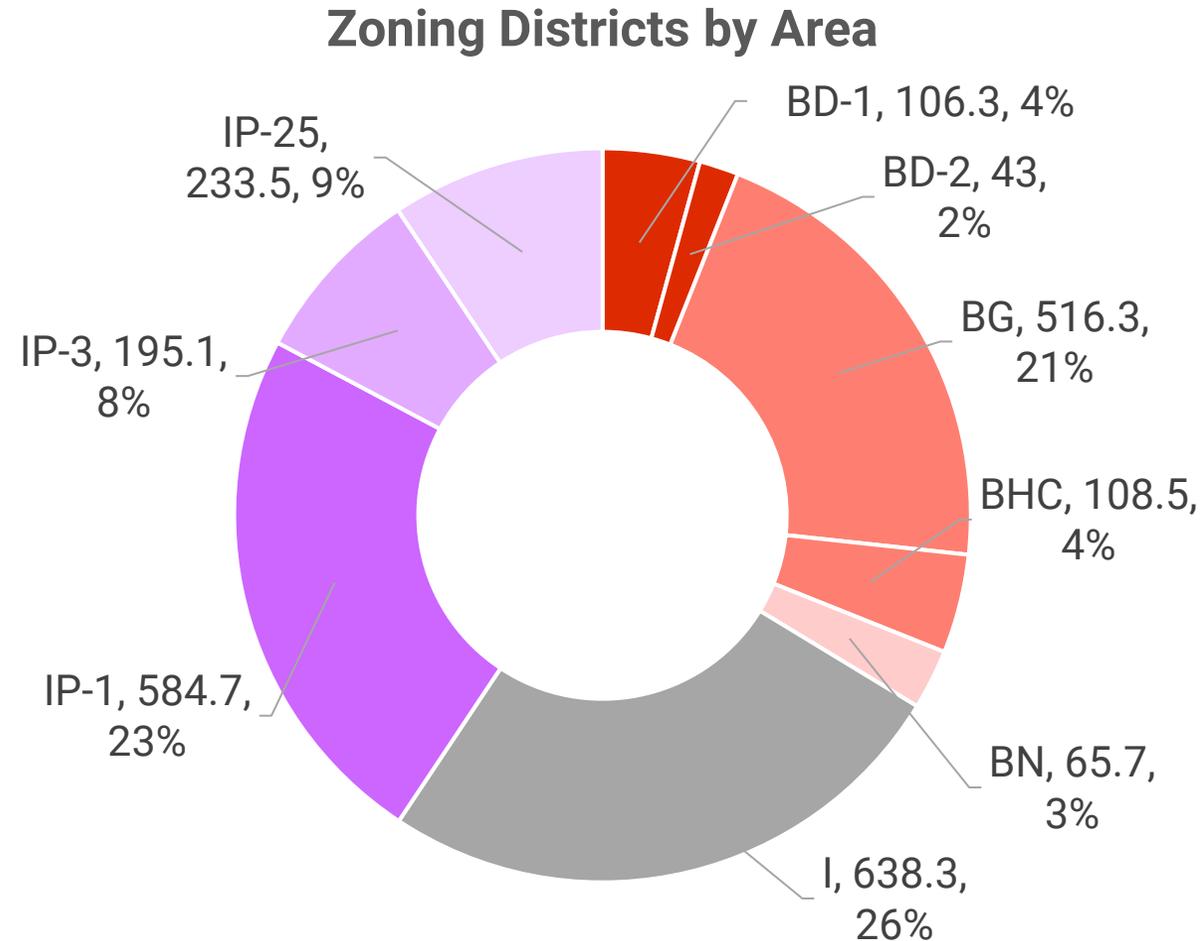
# Commercial and Industrial Zones

- BN Neighborhood Business Zone
  - BG General Business Zone
  - BD Downtown Business Zone
  - BT Downtown/Neighborhood Transition Zone
  - BHC Route 72 Corridor Business Zone
  - I General Industrial Zone
- Industrial Park Zones
- IP-1
  - IP-3
  - IP-25



# Commercial and Industrial Zones

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  - IP-25



**Commercial and Industrial Zones occupy 14.5% of Bristol's area.**

# BN Neighborhood Business Zone

Purpose: 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.



*On any lot, the net floor area of each individual establishment shall not exceed 2,500 square feet .  
On any lot in the BD, the gross floor area of all buildings shall not exceed 12,000 square feet.*

# 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.



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

# 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.



*Any use greater than 50,000 square feet in gross floor area within the BD zone requires a Special Permit*

# BT Downtown/Neighborhood Transition Zone

The BT Downtown/Neighborhood Transition Zone is an **overlay zone** of the R-10 and R-15 zones intended to accommodate a transition of uses and residential densities between downtown Bristol and its adjacent residential neighborhoods, as identified in the City's Plan of Conservation and Development, while maintaining the existing residential neighborhood appearance of the area.



# 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.



*Any use greater than 50,000 square feet in gross floor area within the BD zone requires a Special Permit*

# 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.



# 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-25 Industrial Park Zone

# IP-1 Industrial Park Zone



# IP-3 Industrial Park Zone



# IP-25 Industrial Park Zone



Google Earth

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# Bulk, Area, Height

Standard	BN	BG	BD	BHC	I	IP-1	IP-3	IP-25
A) Minimum Lot Area (sf or acres if noted)	15,000	15,000	N/A	15,000	25,000	50,000	3 ac	25 ac <sup>1</sup>
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	500
D) Minimum Front Yard on a State highway (ft)	20	20	N/A	20	50	50	75	125
E) Minimum Front Yard on a City street (ft)	20	20	N/A	20	15	35	60	100
F) Maximum Front Yard (ft)	N/A	N/A	N/A	N/A	15	N/A	N/A	N/A
G) Minimum Front Yard on a City street opposite a residential zone (ft)	25	25	N/A	25	15	60	90	150
H) Minimum Side Yard (ft)	15	15	N/A	15	15	15	25	50
I) Minimum Side Yard abutting a residential zone (ft)	25	25	20	25	25	50	75	150
J) Minimum Rear Yard (ft)	15	15	N/A	15	15	15	25	50
K) Minimum Rear Yard abutting a residential zone (ft)	25	25	20	25	25	50	75	150
L) Maximum Building Height (ft)	40	40	N/A	40	50	50	50	60
M) Maximum Building Coverage (%)	35	35	N/A	50	50	40	30	20
N) Maximum Impervious Coverage (%)	75	75	N/A	90	90	80	70	60

# BT Zone: Bulk, Area, Height

Standard	
A) Minimum Lot Area (sf)	5,000
B) Minimum Lot Frontage (ft)	50
C) Minimum Front Yard (ft)	5
D) Maximum Front Yard (ft)	15
E) Minimum Side Yard (ft)	6
F) Minimum Rear Yard (ft)	15
G) Maximum Building Height (ft)	40
H) Maximum Building Coverage (%)	40
I) Maximum Impervious Coverage (%)	80



# Uses

	<b>BN</b>	<b>BG</b>	<b>BD</b>	<b>BT</b>	<b>BHC</b>	<b>I</b>	<b>IP-1</b>	<b>IP-3</b>	<b>IP-25</b>
Zoning Permit	0	0	23	2	0	0	0	0	0
Site Plan	7	39	0	2	27	22	12	12	12
Special Permit	16	27	10	12	16	19	14	14	11
Total Uses	23	66	33	16	46	41	26	26	23



# Uses

Principal Use	Commercial, Industrial, and Mixed-Use Districts								
	BN	BG	BD	BT	BHC	I	IP-1	IP-3	IP-25
Adaptive Reuse of Non-Residential Buildings	—	SP	—	—	SP	SP	—	—	—
Adult Day Care Center	SP	SP	ZP	—	SP	—	—	—	—
Animal Day Care Facility	—	—	—	—	—	—	SP	SP	SP
Animal Hospital	—	ZP+S	—	—	ZP+S	—	—	—	—
Assisted Living Facility	—	—	SP	—	—	—	—	—	—
Bank	ZP+S	ZP+S	ZP	—	ZP+S	—	SP	SP	SP
Bar or Club	—	SP	ZP	—	SP	—	—	—	—
Boat or Recreational Vehicle Sales and Service	—	SP	—	—	—	SP	—	—	—
Brewpub	—	—	ZP	SP	—	—	—	—	—
Building Services	—	ZP+S	—	—	SP	ZP+S	—	—	—
Building Supply	—	ZP+S	—	—	—	ZP+S	—	—	—
Bus Yard	—	—	—	—	—	ZP+S	—	—	—
Business or Professional Office	SP	ZP+S	ZP	SP	ZP+S	SP	ZP+S	ZP+S	ZP+S
Car or Truck Wash	—	SP	—	—	SP	SP	—	—	—
Catering Service	—	ZP+S	—	—	ZP+S	—	—	—	—
Cemetery	—	SP	—	—	—	—	—	—	—
Child Care Center	SP	SP	ZP	—	SP	SP	SP	SP	SP
Climate Controlled Self-Storage Facility	—	—	SP	—	—	—	—	—	—

# Uses

Principal Use	Commercial, Industrial, and Mixed-Use Districts								
	BN	BG	BD	BT	BHC	I	IP-1	IP-3	IP-25
Civic Facility	SP	SP	ZP	—	SP	ZP+S	ZP+S	ZP+S	ZP+S
Commercial Greenhouse	—	—	—	—	—	ZP+S	ZP+S	ZP+S	ZP+S
Commercial Kennel	—	—	—	—	—	SP	SP	SP	SP
Commercial Parking Lot or Structure	—	SP	SP	—	SP	—	—	—	—
Commercial Recreation Facility	—	SP	—	—	—	—	—	—	—
Community Youth Organization	SP	ZP+S	ZP	—	ZP+S	—	—	—	—
Composting Facility	—	—	—	—	—	SP	—	—	—
Contractor Yard	—	—	—	—	—	ZP+S	SP	SP	—
Convenience Store	ZP+S	ZP+S	ZP	—	ZP+S	—	—	—	—
Conversion to Three-Family	—	ZP+S	—	ZP+S	—	—	—	—	—
Conversion to Two-Family	—	ZP+S	—	ZP+S	—	—	—	—	—
Cultural Institution	SP	ZP+S	ZP	—	ZP+S	—	—	—	—
Drugstore	ZP+S	ZP+S	ZP	—	ZP+S	—	—	—	—
Emergency Housing Shelter	—	—	—	SP	—	—	—	—	—
Environmental Service Facility	—	—	—	—	—	—	SP	SP	SP
Equipment Rental or Leasing	—	ZP+S	—	—	—	ZP+S	—	—	—

# Uses

Principal Use	Commercial, Industrial, and Mixed-Use Districts								
	BN	BG	BD	BT	BHC	I	IP-1	IP-3	IP-25
Fitness Club	—	ZP+S	ZP/ SP <sup>1</sup>	—	ZP+S	SP	SP	SP	■
For Profit School or Studio	—	ZP+S	ZP	—	ZP+S	—	SP	SP	SP
Fuel Oil Dealer	—	—	—	—	—	ZP+S	—	—	—
Fuel Oil and Heating Fuel Storage Facility	—	—	—	—	—	—	SP	SP	■
Funeral Home or Mortuary	—	SP	—	SP	—	—	—	—	—
Garden Supply	—	ZP+S	—	—	SP	—	—	—	—
Government Office or Building	—	ZP+S	—	—	ZP+S	ZP+S	ZP+S	ZP+S	ZP+S
Grocery Store	ZP+S	ZP+S	ZP	—	ZP+S	—	—	—	—
Health Care Clinic	SP	ZP+S	ZP	—	ZP+S	—	SP	SP	SP
Helicopter Landing Facility	—	SP	—	—	—	—	—	—	—
High Technology Business	—	—	ZP/SP <sub>2</sub>	—	—	ZP+S	ZP+S	ZP+S	ZP+S
Hotel or Motel	—	SP	SP	—	SP	—	SP	SP	SP
Indoor Entertainment Facility	—	SP	ZP	—	SP	—	—	—	—
Indoor Recreation Facility	—	—	SP	—	ZP+S	—	—	—	—
Industrial Laundry or Dry Cleaning	—	—	—	—	—	ZP+S	—	—	—
Junkyard	—	—	—	—	—	SP	—	—	—

# Uses

Principal Use	Commercial, Industrial, and Mixed-Use Districts								
	BN	BG	BD	BT	BHC	I	IP-1	IP-3	IP-25
Kitchen Incubator	—	—	ZP	—	—	—	—	—	—
Laundromat	ZP+S	ZP+S	ZP	—	—	—	—	—	—
Live-Work Units	—	—	ZP	—	—	—	—	—	—
Manufacturing Facility	—	—	—	—	—	ZP+S	ZP+S	ZP+S	ZP+S
Medical Laboratory	—	ZP+S	—	—	ZP+S	—	SP	SP	SP
Medical Office	SP	ZP+S	ZP	SP	ZP+S	—	SP	SP	SP
Membership Organization	SP	ZP+S	ZP	—	ZP+S	—	—	—	—
Microbrewery	—	—	ZP	SP	—	—	—	—	—
Mixed-Use Development	SP	SP	ZP	SP	SP	—	—	—	—
Motor Vehicle Detailing Facility	—	ZP+S	—	—	—	ZP+S	—	—	—
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	—	ZP+S	—	—	SP	—	—	—	—
Nursing or Convalescent Home	—	SP	SP	—	—	—	—	—	—

# Uses

Principal Use	Commercial, Industrial, and Mixed-Use Districts								
	BN	BG	BD	BT	BHC	I	IP-1	IP-3	IP-25
Outdoor Entertainment Facility	—	SP	—	—	—	—	—	—	—
Pawn Shop	—	SP	—	—	—	—	—	—	—
Personal Service Establishment	ZP+S	ZP+S	ZP	SP	ZP+S	—	—	—	—
Printing Shop	—	ZP+S	ZP	—	ZP+S	ZP+S	ZP+S	ZP+S	ZP+S
Public Utility Building or Facility	SP	SP	ZP	—	SP	ZP+S	ZP+S	ZP+S	ZP+S
Public Warehouse	—	SP	—	—	—	ZP+S	ZP+S	ZP+S	ZP+S
Radio or Television Broadcast Facility	—	ZP+S	ZP	—	ZP+S	—	ZP+S	ZP+S	ZP+S
Recreational Vehicle Sales	—	ZP+S	—	—	—	ZP+S	—	—	—
Recycling Facility	—	—	—	—	—	SP	—	—	—
Religious Organization or Institution	SP	SP	ZP	—	SP	—	—	—	—
Removal of Earth Materials	—	—	—	—	—	SP	—	—	—
Renewable Energy Generation Facility	—	—	—	—	—	SP	—	—	—
Residential, Three-Family	—	—	—	ZP	—	—	—	—	—
Residential, Two-Family	—	—	—	ZP	—	—	—	—	—
Restaurant, Fast Food	—	SP	ZP	—	SP	—	—	—	—
Restaurant, Sit-Down	SP	ZP+S	ZP	SP	ZP+S	SP	SP	SP	SP
Restaurant, Take Out	SP	ZP+S	ZP	—	ZP+S	—	—	—	—

# Uses

Principal Use	Commercial, Industrial, and Mixed-Use Districts								
	BN	BG	BD	BT	BHC	I	IP-1	IP-3	IP-25
Retail Dry Cleaner or Laundry	ZP+S	ZP+S	—	—	ZP+S	—	—	—	—
Retail Store	ZP+S	ZP+S	ZP	—	ZP+S	—	—	—	—
Retail Store-Large Goods	—	ZP+S	—	—	ZP+S	—	—	—	—
Sanitary Services Yard	—	—	—	—	—	ZP+S	—	—	—
Self-Storage Facility	—	SP	—	—	—	SP	—	—	—
Social Services Agency or Charitable Institution	SP	ZP+S	ZP	—	SP	—	—	—	—
Specialty Food or Beverage Establishment	SP	ZP+S	ZP	SP	ZP+S	—	—	—	—
Specialty Food or Beverage Manufacturer	—	ZP+S	—	—	—	—	—	—	—
Specialty Retail	—	—	—	SP	—	—	—	—	—
Specialty Service Establishment	—	ZP+S	—	—	ZP+S	ZP+S	—	—	—
Specialty Trade Contractor	—	—	—	—	SP	—	—	—	—
Taxicab Service	—	—	ZP	—	—	—	—	—	—
Tennis or Racquet Clubs	—	—	SP	—	—	—	—	—	—
Trucking and Courier Service	—	—	—	—	—	ZP+S	ZP+S	ZP+S	ZP+S
Unified Downtown Development	—	—	SP	—	—	—	—	—	—
Unified Residential Development	—	—	—	SP	—	—	—	—	—

# Uses

Principal Use	Commercial, Industrial, and Mixed-Use Districts								
	BN	BG	BD	BT	BHC	I	IP-1	IP-3	IP-25
Wholesale Business	—	ZP+S	—	—	—	—	—	—	—
Wholesale or Distribution Facility	—	—	—	—	—	ZP+S	ZP+S	ZP+S	ZP+S
Wood Processing Facility	—	—	—	—	—	SP	—	—	—

# Accessory Uses

Accessory Use	BN	BG	BD	BT	BHC	I	IP-1	IP-3	IP-25
Accessory Live Entertainment	—	SP	ZP <sup>1</sup>	—	SP	—	—	—	—
Accessory Manufacturing	—	■	SP	—	■	—	—	—	—
Accessory Retail	■	■	■	■	ZP	ZP	ZP	ZP	ZP
Drive-Up Facility	SP	SP	SP	—	SP	—	SP	SP	SP
Ground-Mounted Solar Panels	SP	SP	SP	■	SP	SP	SP	SP	SP
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	ZP
Outdoor Dining	ZP+S	ZP+S	ZP+S	ZP+S	ZP+S	ZP+S	ZP+S	ZP+S	ZP+S
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	—	ZP	ZP	—	ZP	ZP	ZP	ZP	ZP
Signs	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP
Sports Courts	ZP	SP	ZP	SP	SP	ZP	ZP	ZP	ZP

1. Accessory to brewpubs only.

## 5.4.12 Incidental Uses

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

# Next Steps

- Conduct virtual presentation of environmental regulation recommendations
- Finalize environmental regulation amendments based upon feedback received
- Develop draft recommended commercial and industrial zone amendments

# Next Meeting

Our next meeting is  
 Thursday, November  
 14th at 5:00 pm

# NOVEMBER 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					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

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Holidays and Observances: 5- Election Day ; 11 - Veterans Day ; 28- Thanksgiving Day ; 29- Black Friday

