

City of Bristol Zoning Regulations Update

Zoning Commission Meeting 11/14/24



Agenda

1. Review Special Permit Standards for Approval
2. Review Site Plan Standards for Approval
3. Review Schedule
4. Review recommended commercial and industrial zone amendments
5. Next Steps

Special Permit Standards for Approval

Section 16.2.7 Standards for Approval

- 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.

Special Permit Standards for Approval

Section 16.2.7 Standards for Approval

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.

Special Permit Standards for Approval

Section 16.2.7 Standards for Approval

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.

Special Permit Standards for Approval

Section 16.2.7 Standards for Approval

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.

Site Plan Standards for Approval

Section 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:

- The general conformity of the Site Plan with the intent of the Plan of Conservation and Development
- The arrangement of buildings, structures and uses on the site;
- The adequacy of design of the interior vehicular circulation system;
- Provision for safe pedestrian movement within and adjacent to the site;
- The adequacy of access for fire, police and ambulance services;
- The adequacy of design of the storm drainage system;

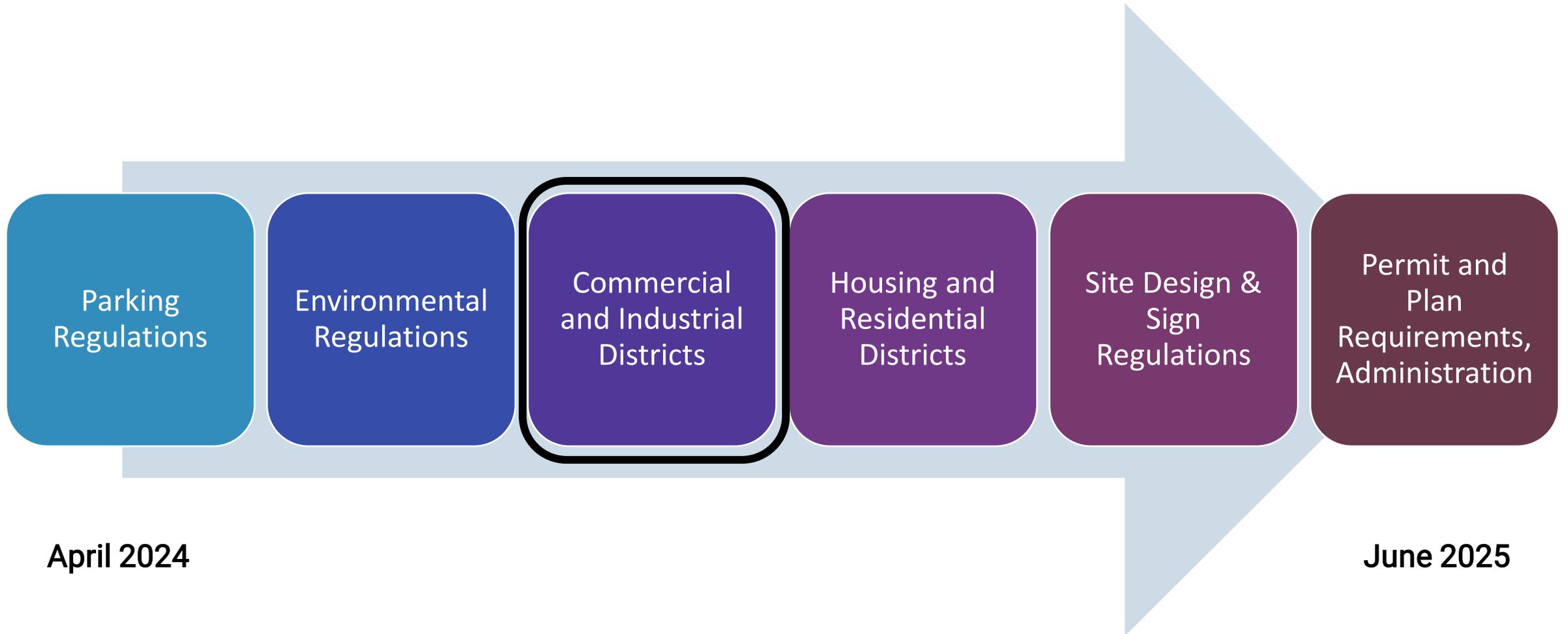
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Site Plan Standards for Approval

Section 16.3.13 Standards for Approval

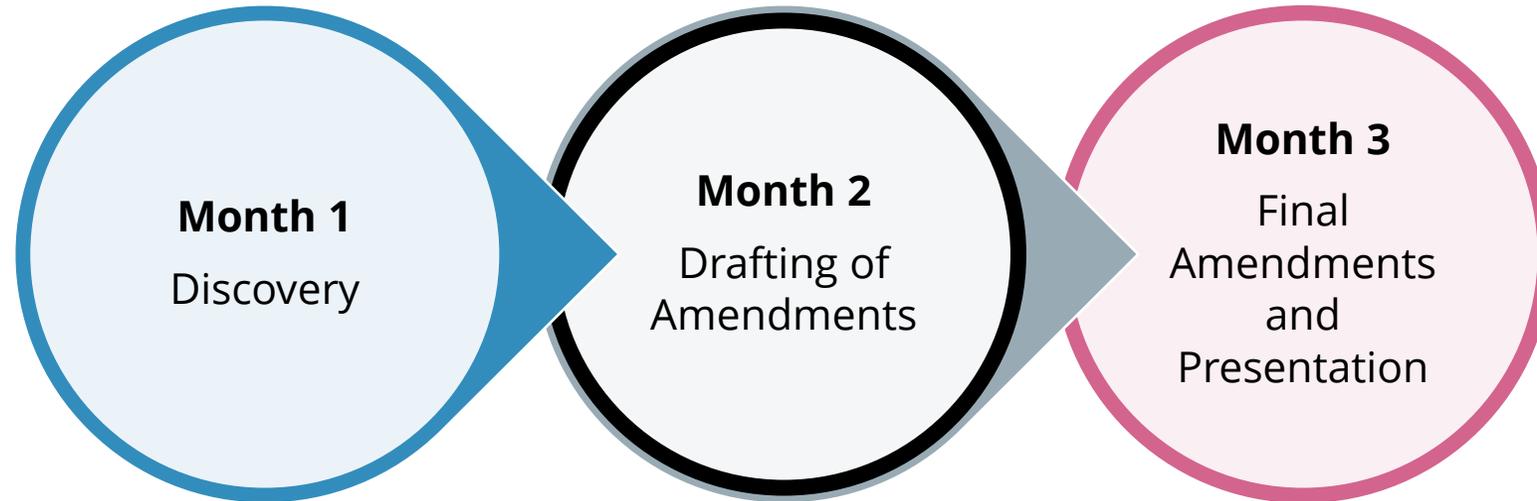
- The adequacy of water, sewer and other public facilities to accommodate the development;
- The location, intensity and direction of outdoor lighting and the proposed times for its use;
- The size, location and type of any outdoor storage facilities, including dumpsters;
- The size, location and type of signs, and their appropriateness to the neighborhood; and,
- The adequacy of the landscaping treatment, including any buffers and other screening.

Phase 3: Work Sequence



Phase 3: Work Cycles

Commercial & Industrial Zone Regulations



Online Survey

The survey promotion has gone out and we have 79 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



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

Public Virtual Presentation

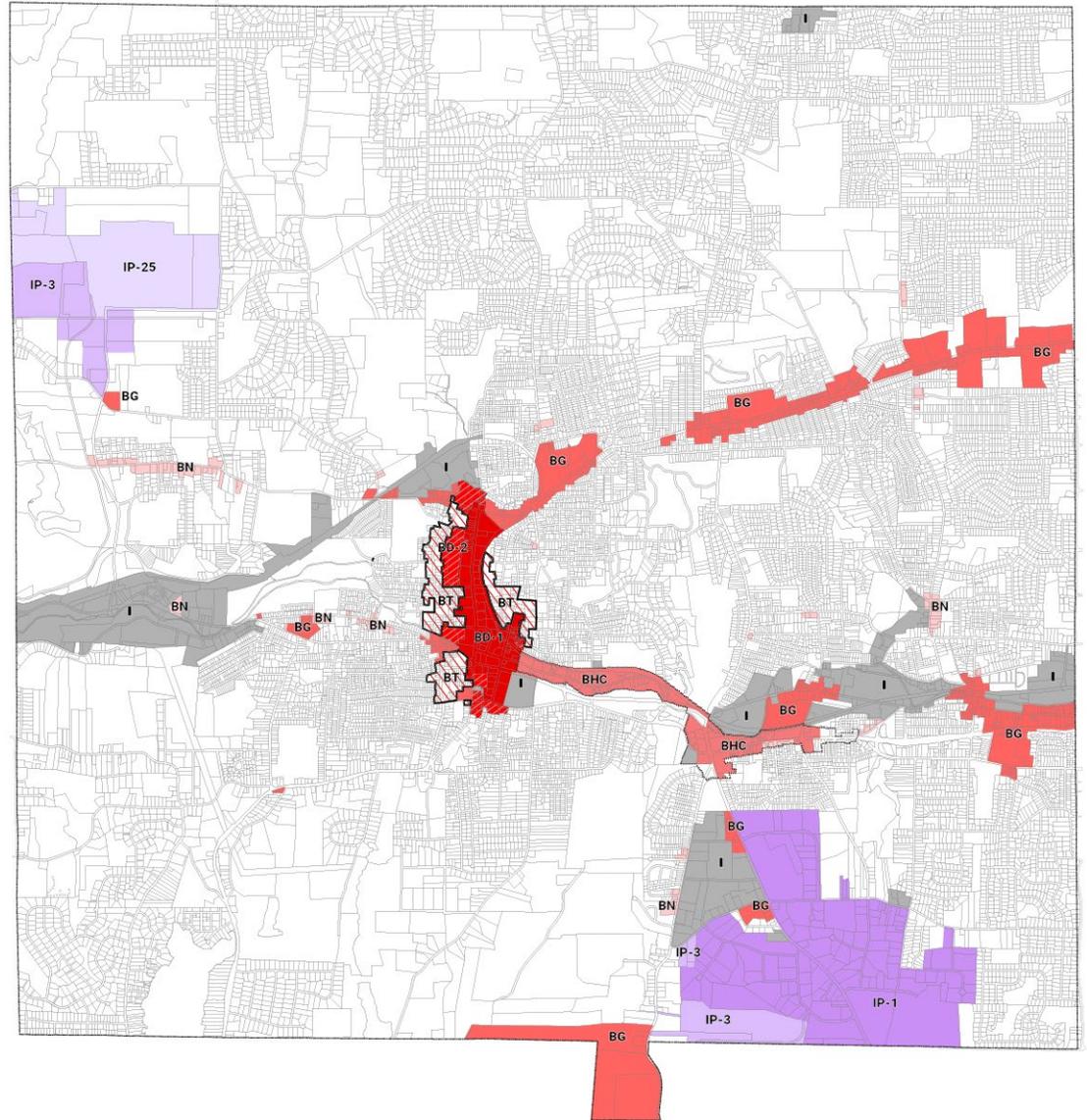
We conducted the Environmental Regulation amendments presentation on October 17th and had a small number of attendees.

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 Zone Recommendations

1. Allow more uses in more zones.
2. Amend permit requirements for specific uses in specific zones.
3. Amend BN zone development size limits.
4. Eliminate or replace the Unified Downtown Development regulations.
5. Amend IP-25 zone standards.
6. Establish the BT as a base zoning district to replace the areas where the BT is an overlay to the R-15. Rename R-5. Defer development of this recommendation to our next work cycle as this would be primarily a residential district.



1. Allow More Uses in More Zones

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	—	SP	SP	—	—	—
Adult Day Care Center	SP	SP	ZP	—	SP	—	—	—	—
Animal Day Care Facility	—	—	—	—	—	SP	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	—	SP	ZP	SP	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	—	ZP+S	ZP+S	—	—	—

Remove as a permitted use

Item not previously permitted in the zone

1. Allow More Uses in More Zones

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	SP
Convenience Store	ZP+S	ZP+S	ZP	—	ZP+S	—	—	—	—
Conversion to Three-Family	ZP+S	ZP+S	—	ZP+S	—	—	—	—	—
Conversion to Two-Family	ZP+S	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	SP
Equipment Rental or Leasing	—	ZP+S	—	—	—	ZP+S	—	—	—

Item not previously permitted in the zone

1. Allow More Uses in More Zones

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+S	ZP/ SP ¹	—	ZP+S	SP	SP	SP	SP
For Profit School or Studio	ZP+S	ZP+S	ZP	—	ZP+S	ZP+S	SP	SP	SP
Fuel Oil Dealer	—	—	—	—	—	ZP+S	—	—	—
Fuel Oil and Heating Fuel Storage Facility	—	—	—	—	—	SP	SP	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 ²	—	—	ZP+S	ZP+S	ZP+S	ZP+S
Hotel or Motel	—	SP	SP	—	SP	—	SP	SP	SP
Indoor Entertainment Facility	—	SP	ZP	—	SP	SP	—	—	—
Indoor Recreation Facility	—	—	SP	—	ZP+S	—	—	—	—
Industrial Laundry or Dry Cleaning	—	—	—	—	—	ZP+S	—	—	—
Junkyard	—	—	—	—	—	SP	—	—	—

Item not previously permitted in the zone

1. Allow More Uses in More Zones

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	SP
Medical Office	ZP+S	ZP+S	ZP	SP	ZP+S	ZP+S	SP	SP	SP
Membership Organization	SP	ZP+S	ZP	—	ZP+S	—	—	—	—
Microbrewery	—	ZP+S	ZP	SP	ZP+S	ZP+S	ZP+S	ZP+S	ZP+S
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	SP	—	—	—
Nursing or Convalescent Home	—	SP	SP	—	—	—	—	—	—

Remove as a permitted use

Item not previously permitted in the zone

1. Allow More Uses in More Zones

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	SP	SP	SP	SP

Item not previously permitted in the zone

1. Allow More Uses in More Zones

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	SP	—	—	—	—
Specialty Food or Beverage Establishment	SP	ZP+S	ZP	SP	ZP+S	—	—	—	—
Specialty Food or Beverage Manufacturer	—	ZP+S	—	—	—	ZP+S	ZP+S	ZP+S	ZP+S
Specialty Retail	ZP+S	ZP+S	ZP	SP	ZP+S	—	—	—	—
Specialty Service Establishment	ZP+S	ZP+S	—	—	ZP+S	ZP+S	—	—	—
Specialty Trade Contractor	—	—	—	—	SP	ZP+S	ZP+S	ZP+S	ZP+S
Taxicab Service	—	—	ZP	—	—	ZP+S	—	—	—
Tennis or Racquet Clubs	—	—	SP	—	—	SP	—	—	—
Trucking and Courier Service	—	—	—	—	—	ZP+S	ZP+S	ZP+S	ZP+S
Unified Downtown Development	—	—	SP	—	—	—	—	—	—
Unified Residential Development	—	—	—	SP	—	—	—	—	—

Item not previously permitted in the zone

1. Allow More Uses in More Zones

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



1. Allow More Uses in More Zones

Accessory Use	BN	BG	BD	BT	BHC	I	IP-1	IP-3	IP-25
Accessory Live Entertainment	—	SP	ZP ¹	—	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	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.

2. Amend Permit Requirements

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 ZP+S	SP ZP+S	ZP	—	SP ZP+S	—	—	—	—
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+S	ZP	SP	ZP+S	SP ZP+S	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 ZP+S	SP ZP+S	ZP	—	SP ZP+S	SP	SP	SP	SP
Climate Controlled Self-Storage Facility	—	—	SP	—	—	—	—	—	—

2. Amend Permit Requirements

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	—	—	—

2. Amend Permit Requirements

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 ¹	—	ZP+S	SP ZP+S	SP ZP+S	SP ZP+S	—
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 ZP+S	—	—	—	—
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 ^a	—	—	ZP+S	ZP+S	ZP+S	ZP+S
Hotel or Motel	—	SP	SP	—	SP	—	SP	SP	SP
Indoor Entertainment Facility	—	SP ZP+S	ZP	—	SP ZP+S	—	—	—	—
Indoor Recreation Facility	—	—	SP	—	ZP+S	—	—	—	—
Industrial Laundry or Dry Cleaning	—	—	—	—	—	ZP+S	—	—	—
Junkyard	—	—	—	—	—	SP	—	—	—

2. Amend Permit Requirements

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+S	ZP	SP	ZP+S	—	SP ZP+S	SP ZP+S	SP ZP+S
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	—	—	—	—	—	—

2. Amend Permit Requirements

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	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+S	ZP	SP	ZP+S	SP	SP	SP	SP
Restaurant, Take Out	SP ZP+S	ZP+S	ZP	—	ZP+S	—	—	—	—

2. Amend Permit Requirements

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 ZP+S	—	—	—	—
Specialty Food or Beverage Establishment	SP ZP+S	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	—	—	—	—	—

2. Amend Permit Requirements

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	—	—	—



2. Amend Permit Requirements

Accessory Use	BN	BG	BD	BT	BHC	I	IP-1	IP-3	IP-25
Accessory Live Entertainment	—	SP	ZP ¹	—	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 ZP+S	SP ZP+S	SP ZP+S	—	SP ZP+S				
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+S	ZP ZP+S	—	ZP ZP+S				
Signs	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP
Sports Courts	ZP ZP+S	SP ZP+S	ZP ZP+S	SP	SP ZP+S	ZP ZP+S	ZP ZP+S	ZP ZP+S	ZP ZP+S
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.

3. Amend BN Zone Development Size Limits

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 2,500 square feet .
 - B. On any lot, the gross floor area of all buildings shall not exceed 12,000 square feet.
- **Consider removing the building size limit. The building and impervious coverage regulations and building height restrictions already limit how big a building can be. Development is also limited by septic and water capacity in areas not served by sewer and/or public water.**
 - **Consider replacing the existing standard with the following:**
 - A. The gross floor area of each individual establishment shall not exceed 5,000 sf.

4. Eliminate or Replace the Unified Downtown Development Regulations

Unified Downtown Development: One or more parcels of land that are abutting or close in proximity, to be developed collectively or individually, at the same or different times, but that are considered to have characteristics that collectively contribute to the general area and therefore are considered to be part of a unified development.

- Permitted only in the BD-1 and by Special Permit.
- These regulations are complex, and many items are difficult to interpret.
- Only two applications have been filed under the UDD regulations and neither application advanced to the point of signed drawings having been submitted.
- We recommend removing this use and associate regulations and considering their replacement with another use/mechanism such as the Unified Residential Development use.



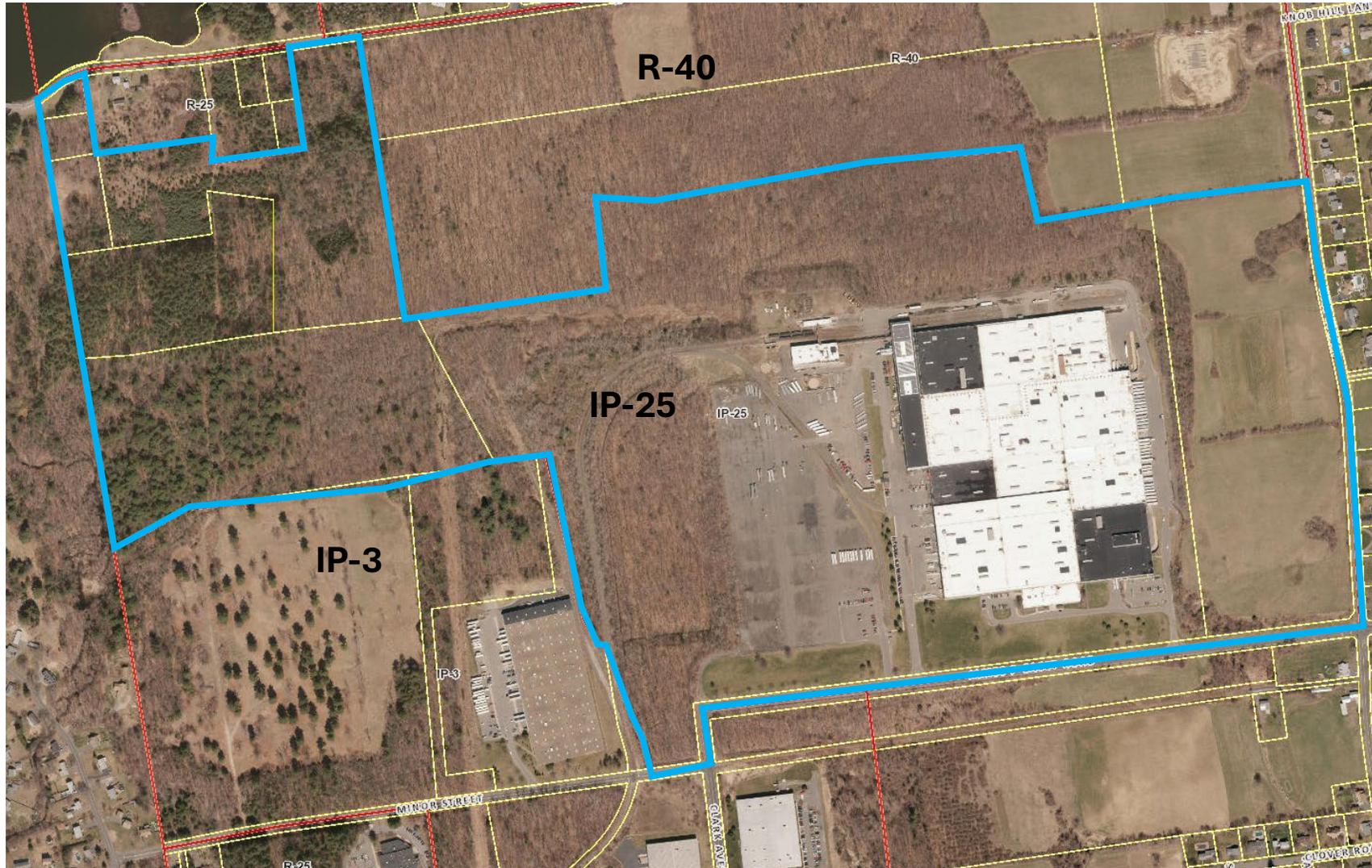
5. Amend the IP-25 Standards

- The current standards require a minimum lot size of 25 acres, but lots may be subdivided to 5 acres.
- Consider adopting the subdivided lot standards as the district standards and rename zone “IP-5”.

Existing Subdivided Lot Standards	
Minimum Lot Area (acres)	5
Minimum Lot Width (ft)	250
Minimum Front Yard on a State highway (ft)	75
Minimum Front Yard on a City street (ft)	60
Minimum Front Yard on a City street opposite a residential zone (ft)	90
Minimum Side Yard (ft)	25
Minimum Side Yard abutting a residential zone (ft)	75
Minimum Rear Yard (ft)	25
Minimum Rear Yard abutting a residential zone (ft)	75
Maximum Building Height (ft)	50
Maximum Building Coverage (%)	30
Maximum Impervious Coverage (%)	70



5. Amend IP-25 Standards



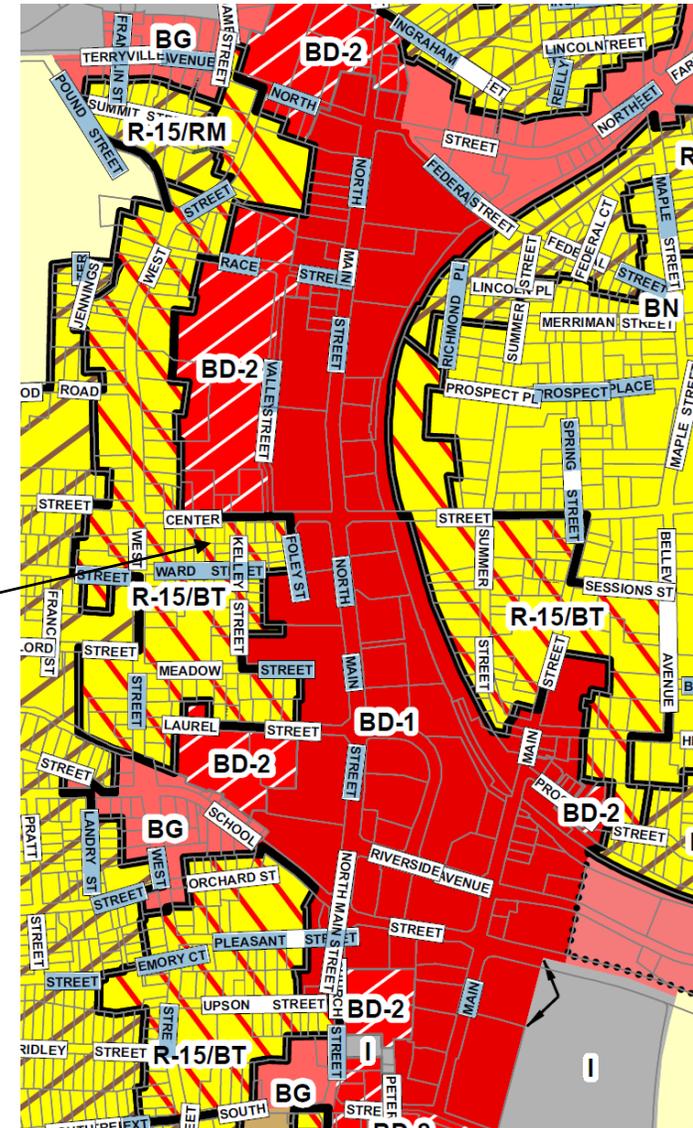
5. Amend IP-25 Standards

Lot Standards	Existing IP-25	Proposed IP-5
Minimum Lot Area (acres)	25	5
Minimum Lot Width (ft)	500	250
Minimum Front Yard on a State highway (ft)	125	75
Minimum Front Yard on a City street (ft)	100	60
Minimum Front Yard on a City street opposite a residential zone (ft)	150	90
Minimum Side Yard (ft)	50	25
Minimum Side Yard abutting a residential zone (ft)	150	75
Minimum Rear Yard (ft)	50	25
Minimum Rear Yard abutting a residential zone (ft)	150	75
Maximum Building Height (ft)	60	50
Maximum Building Coverage (%)	20	30
Maximum Impervious Coverage (%)	60	70

6. Replace BT Overlay with a New Zone

Many of the lots located in the underlying R-15 are non-conforming with lot size (many of them being 5,000 sf or less) and frontage (less than 100 ft)

Most of the lots in this area (Center, Ward, and Kelley Streets) are 5,000-6,000 sf.



6. Replace BT Overlay with New Zone

The BT Overlay primarily provides lesser lot standards, secondary to that is the small number of commercial uses allowed in the BT that are not otherwise allowed in the R-15.

Standard	BT	R-15
A) Minimum Lot Area (sf)	5,000	15,000
B) Minimum Lot Frontage (ft)	50	100
C) Minimum Front Yard (ft)	5	25
D) Maximum Front Yard (ft)	15	-
E) Minimum Side Yard (ft)	6	10
F) Minimum Rear Yard (ft)	15	25
G) Maximum Building Height (ft)	40	35
H) Maximum Building Coverage (%)	40	30
I) Maximum Impervious Coverage (%)	80	70



6. Replace BT Overlay with New Zone

A new “R-5” zone would be a residential zoning district that would allow a small number of commercial uses currently allowed in the BT including:

- Offices (medical and professional)
- Funeral Home
- Mixed-Use Development
- Personal Service Establishment
- Sit-Down Restaurant
- Specialty Food or Beverage Establishment
- Specialty Retail

Cannabis Cultivators

- Cannabis Establishments are regulated by Article VIII of the Bristol Code of Ordinances.
- Cannabis establishments are restricted to the BG, BD, BHC, I and IP zones, provided such establishment can otherwise satisfy zoning regulations for operating in such a zone.
- Cultivators and micro-cultivators are permitted, but there is no limit on the number that may be established except that they must be located more than 250 feet from any school, church, hospital, municipal park or municipal recreational facility.
- The City has no standards by which to regulate the use of a site for cultivation. The Land Use Division is interested in establishing standards.
- “Cultivator” means 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.
- “Micro-cultivator” means 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.

Next Steps

- Develop draft recommended commercial and industrial zone amendments
- Develop cannabis cultivator site design guidelines

Next Meeting

Our next meeting is
Thursday, January 9th, 2025
at 5:00 pm.

january 2025

SUN	MON	TUE	WED	THU	FRI	SAT
			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	31	

