

City of Bristol Zoning Regulations Update

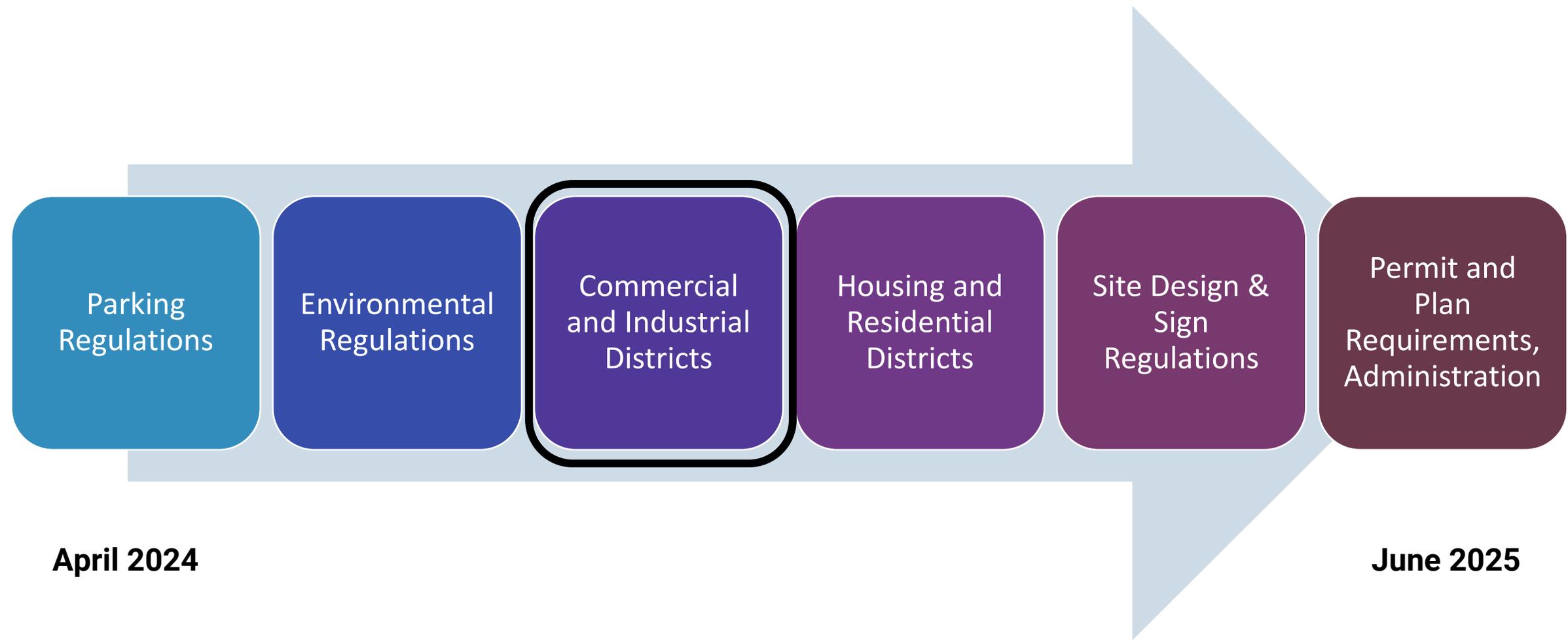
Zoning Commission Meeting 1/9/25



Agenda

1. Review Schedule
2. Review recommended commercial and industrial zone amendments
3. Discuss additional potential amendments
4. Next Steps

Phase 3: Work Sequence

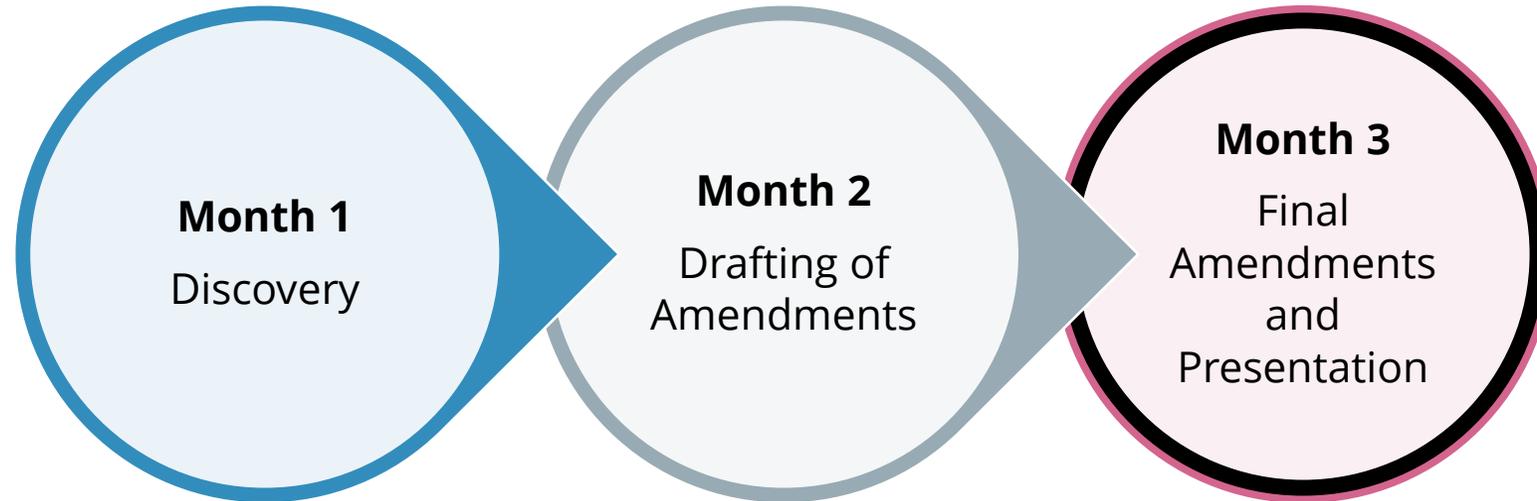


April 2024

June 2025

Phase 3: Work Cycles

Commercial & Industrial Zone Regulations



Phase 3 Schedule

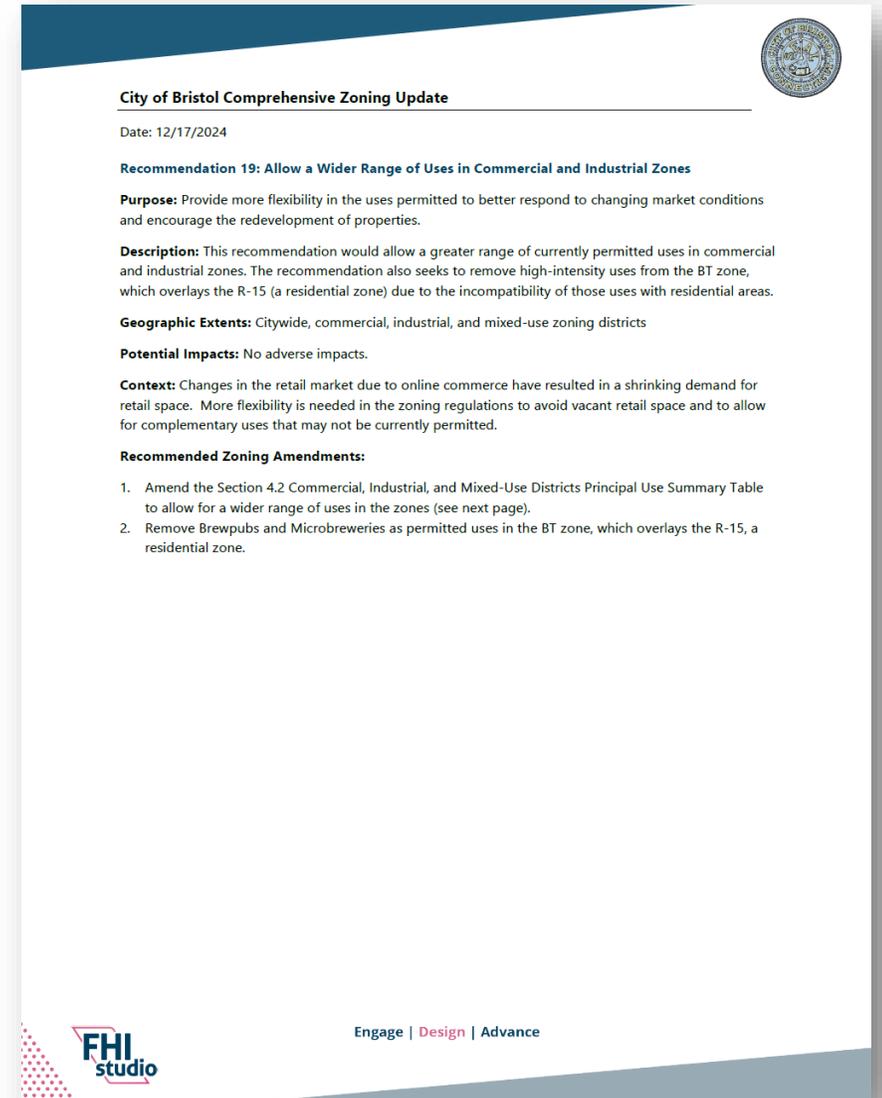
Bristol Phase 3 Schedule		December '24					January '25				February '25				March '25					April '25				May '25				June '25				
Week of:		2	9	16	23	30	6	13	20	27	3	10	17	24	3	10	17	24	31	7	14	21	28	5	12	19	26	2	9	16	23	30
Commercial, Industrial, and Mixed-Use Districts and Uses (Task 3.1, 3.2, 3.6)	Commission Meetings																															
	Discovery																															
	Drafting																															
	Public Virtual Presentation																															
Housing and Residential Districts and Uses (Task 3.3)	Commission Meetings																															
	Discovery (Begin in Nov.)																															
	Drafting																															
	Public Virtual Presentation																															
Site Design including Buffer Requirements, Lighting, and Sign Regulations (Task 3.5)	Commission Meetings																															
	Discovery																															
	Drafting																															
	Public Virtual Presentation																															
Permit and Plan Requirements, Proc, & Admin. Items (Task 3.1)	Commission Meetings																															
	Discovery																															
	Drafting																															
	Public Virtual Presentation																															
Final Public Hearing(s) For Adoption																																

We are here



Recommended Amendments

- We've prepared six recommended amendments for the commercial and industrial zones (Recommendations 19-24)
- These recommended amendments are based on our discussions over the last two meetings.
- If you agree with these as written, we will post to the webpage and make available to the public.
- As with the other recommended amendments, adoption will be considered at a later date, upon completion of our review of all sections of the regulations.




City of Bristol Comprehensive Zoning Update
Date: 12/17/2024

Recommendation 19: Allow a Wider Range of Uses in Commercial and Industrial Zones

Purpose: Provide more flexibility in the uses permitted to better respond to changing market conditions and encourage the redevelopment of properties.

Description: This recommendation would allow a greater range of currently permitted uses in commercial and industrial zones. The recommendation also seeks to remove high-intensity uses from the BT zone, which overlays the R-15 (a residential zone) due to the incompatibility of those uses with residential areas.

Geographic Extents: Citywide, commercial, industrial, and mixed-use zoning districts

Potential Impacts: No adverse impacts.

Context: Changes in the retail market due to online commerce have resulted in a shrinking demand for retail space. More flexibility is needed in the zoning regulations to avoid vacant retail space and to allow for complementary uses that may not be currently permitted.

Recommended Zoning Amendments:

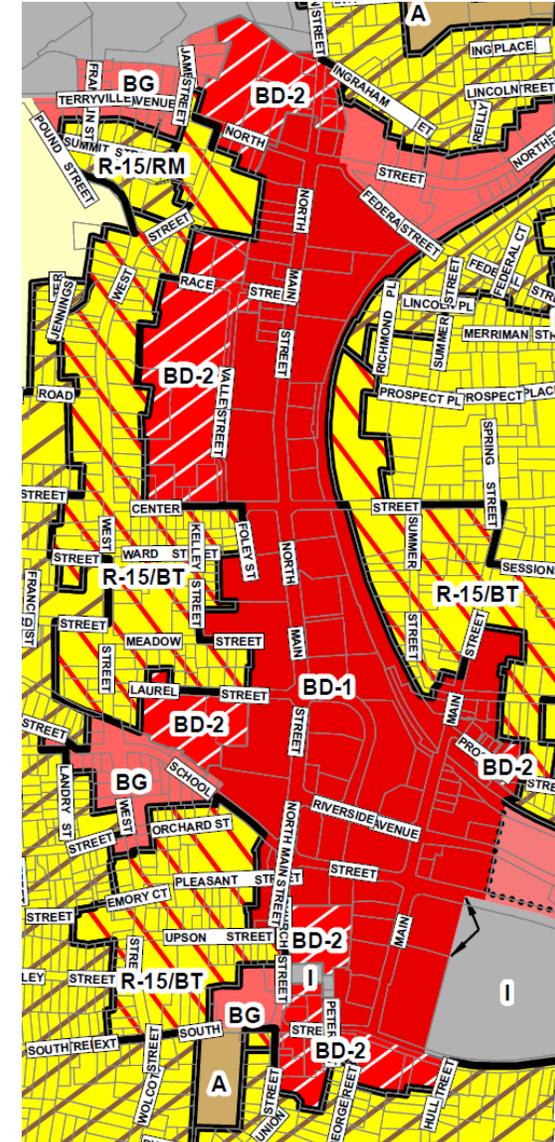
1. Amend the Section 4.2 Commercial, Industrial, and Mixed-Use Districts Principal Use Summary Table to allow for a wider range of uses in the zones (see next page).
2. Remove Brewpubs and Microbreweries as permitted uses in the BT zone, which overlays the R-15, a residential zone.

 Engage | Design | Advance

Additional Amendments to Consider

In addition to the recommendations that we have provided, we would like you to consider amendments to the BD zone including the following:

- Minor modification of the BD zone boundary.
- Elimination of the distinction between the BD-1 and BD-2.



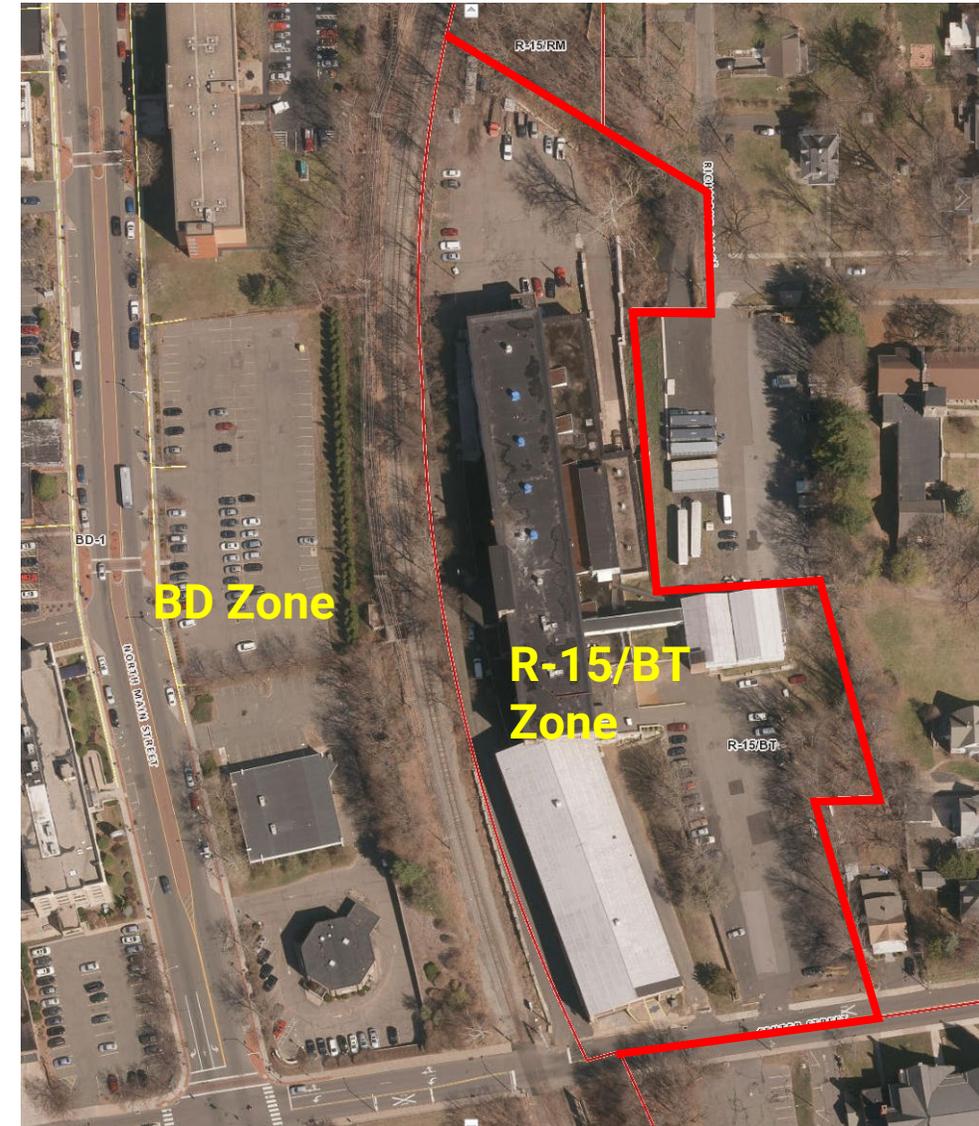
Modify BD Zone Boundary

- The BD Zone boundary splits two commercial parcels on West Street.
- These properties are mostly located in the BD zone.
- A split parcel causes confusion as to how the zoning regulations should be applied.
- The uses on those properties are not consistent with R15/BT zone uses.
- We recommend amending the boundary to include the full parcels.



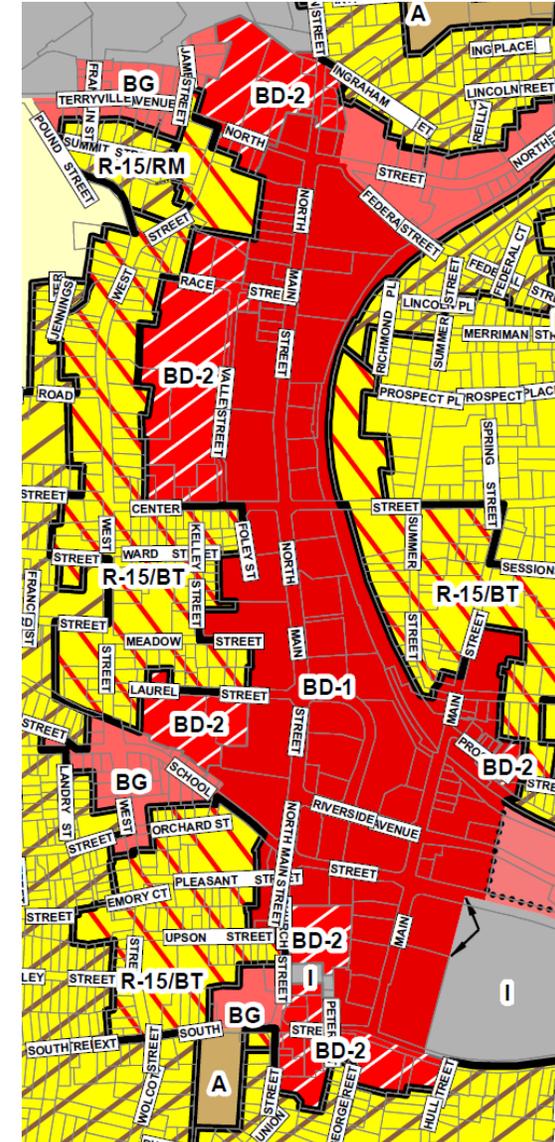
Modify BD Zone Boundary

- 139-153 Center Street is located in the R-15/BT zone.
- It's an industrial building that is home to a mixture of uses including light industrial, office, microbrewery, etc.
- Many of these uses are not permitted uses in the R15/BT zone and the property is largely non-conforming to the zone.
- The property would be more appropriately located in the BD zone, which it directly abuts.
- We recommend expanding the BD to capture this site.



BD-1/BD-2 Zones

- The BD-1 and BD-2 zones are subareas of the BD zone that are delineated on the official zoning map.
- Both zones allow the same uses by the same permit requirements.
- The only distinction between the zones is:
 - The amount of street-level residential permitted
 - Building story minimum (2 in BD-1, 1 or 2 in BD-2)
 - Min. wall are devoted to non-residential (65% in BD-1 vs 50% in BD-2)
 - Unified Development Projects only allowed in BD-1.
- We recommend eliminating the distinction between the two zones by merging into the “BD” zone.



Next Steps

- Draft recommended amendments for additional items discussed tonight.
- Begin research on residential zones and prepare discussion items for February's meeting.
- Send out promotional materials for online survey.

Online Survey

We have 83 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

Next Meeting

FEBRUARY 2025

Our next meeting is Thursday,
February 6th, 2025
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	1

