

AZR – 25-04

Residential

Zone

Amendments



# City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

**AZR 25-04**  
**4/14/25**

DATE: April 15, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3a(b) of the Connecticut General Statutes, as amended, and Article IV, Section 17.1.4C.1. of the Bristol Zoning Regulations, the following proposed amendment to the Zoning Regulations is hereby referred to the Planning Commission for a report:

Application #AZR 25-04

Proposal: Review, discussion and possible adoption of the Residential Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Recommendation #28 – Convert the BT Overlay to a Base Zoning District.

Recommendation #29 – Amend the A – Multi-Family Residential Zone Regulations.

Recommendation #30 – Update the OSD Zone District Type References.

Recommendation #31 – Amend the Unified Residential Development (URD)/Mixed-Use Standards of the BT Zone.

Recommendation #33 – Convert the RM Overlay to a Base Zoning District.

Recommendation #34 – Revisions to the Accessory Dwelling Unit Regulations.

Recommendation #35 – Amend the Adaptive Reuse of Existing Non-Residential Principal Building Regulation to add Personal Service Establishment as an allowed use.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49024/ResidentialZoneAmendments-41125>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



Date: 3/24/2025

**Recommendation 28: Convert the BT Overlay Zone to a Base Zoning District**

**Purpose:** Simplify the regulations and zoning map, reduce potential confusion caused by overlapping standards, and amend permitted uses to prohibit uses not appropriate to the zone.

**Description:** This recommendation would create a new base zoning district named the Residential Transition Zone (RT-5) that allows most uses currently permitted in the R-15 and BT zones, with the similar permit requirements, adopting the lot standards of the BT zone for the new zone. The following principal uses, which are allowed in the R-15, but which are not compatible with the BT zone would be prohibited in the RT-5: brewpubs, cemeteries, commercial greenhouses, farms, golf courses, manufactured home parks, microbreweries, nurseries, seasonal camps and cottages, and stables.

**Geographic Extents:** Existing BT zone

**Potential Impacts:** None

**Context:** The BT is an overlay zone of the R-15 zone surrounding the Downtown. It is intended to allow limited commercial uses, higher density development, and reduced minimum lot standards. The BT zone was likely adopted to provide relief from R-15 standards that were overly stringent for the range of uses, density of uses, and lot sizes and standards found near the Downtown.

**Recommended Zoning Amendments:**

1. Replace Section 2.1.8 BT Downtown/Neighborhood Transition Zone with the as following:

**2.1.8 RT Residential Transition (RT-5) 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.

Continued on next page



2. Add the RT-5 Zone to the Section 4.1 Principal Use Summary Table with allowed uses and permit requirements as follows (currently permitted uses that would no longer be permitted are identified in ~~strikethrough~~ text):

Principal Use	RT-5
Adaptive Reuse of Non-Residential Buildings	SP
Adult Day Care Center	SP
<del>Brewpub</del>	<del>SP</del>
Business or Professional Office	SP
<del>Cemetery</del>	<del>SP</del>
Child Care Center	SP
Civic Facility	SP
<del>Commercial Greenhouse</del>	<del>SP</del>
Community Residence	ZP
Community Youth Organization	SP
Conversion of Historic Dwellings	SP
Conversion to Three-Family	ZP+S
Conversion to Two-Family	ZP+S
Cultural Institution	SP
Emergency Housing Shelter	SP
<del>Farm</del>	<del>ZP</del>
Funeral Home or Mortuary	SP
General Medical or Surgical Hospital	SP
<del>Golf Course</del>	<del>SP</del>
Group Child Care Home	ZP
<del>Manufactured Home Park</del>	<del>SP</del>
Medical Office	SP
<del>Microbrewery</del>	<del>SP</del>
Mixed-Use Development	SP
Non-Profit Private School	SP
<del>Nursery</del>	<del>SP</del>
Nursing or Convalescent Home	SP
Park or Open Space	ZP/ZP+S
Personal Service Establishment	SP
Public Utility Building or Facility	SP
Religious Organization or Institution	SP
Residential, Single-Family	ZP
Residential, Three-Family	ZP
Residential, Two-Family	ZP
Restaurant, Sit-Down	SP
<del>Seasonal Camps and Cottages</del>	<del>SP</del>
Senior Housing	SP
Social Services Agency or Charitable Institution	SP
<del>Stable</del>	<del>SP</del>
Specialty Food or Beverage Establishment	SP
Specialty Retail	SP
Unified Residential Development	SP



3. Add the RT -5 Zone to the Section 5.1 Accessory Use Summary Table with allowed uses and permit requirements as follows (currently permitted uses that would no longer be permitted are identified in ~~strike through~~ text):

<b>Accessory Use</b>	<b>RT-5</b>
Accessory Buildings and Structures	ZP
Accessory Buildings for Animals	ZP
Accessory Dwelling Unit	ZP
Antennae or Communications Structure	ZP/SP <sup>1</sup>
Family Child Care Home	ZP
<del>Farm Stand</del>	<del>ZP</del>
Ground-Mounted Solar Panels	ZP+S
<del>Hobby Kennel</del>	<del>SP</del>
Home-Based Business or Home Office	ZP
Keeping of Fowl	ZP
<del>Keeping of Livestock</del>	<del>ZP</del>
Off-Street Parking	ZP
Parking Structures	SP
Signs	ZP
Sports Courts	SP
Swimming Pool	ZP

4. Add the RT -5 Zone to the Section 6.1 Temporary Use Summary Table with allowed uses and permit requirements as follows:

<b>Temporary Use</b>	<b>RT-5</b>
Tag Sales	ZP
Temporary Structure	R
Construction Trailer	R
Mobile Vending Unit	R

5. Remove the BT zone and associated content from Section 4.2 Principal Use Summary Table: Commercial, Industrial, and Mixed-Use Districts, Section 5.2 Accessory Use Summary Table: Commercial, Industrial, and Mixed-Use Districts, Section 6.2 Temporary Use Summary Table: Commercial, Industrial, and Mixed-Use Districts.



6. Add the RT-5 zone to the Section 7.1 Lot, Coverage, and Setback Standards: Residential Districts table with the following standards:

Standard	RT-5
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

7. Eliminate Section 9.3 BT- Downtown/Neighborhood Transition Zone (Overlay Zone) including Subsection 9.3.1 and 9.3.2. Create a new Section 7.4 RT-5 Zone and relocate existing Section 9.3.3, 9.3.4, 9.3.5, and 9.3.6 to that section as Sections 7.4.1, 7.4.2, 7.4.3, and 7.4.4 respectively. Update references within those sections from "BT" zone to "RT-5" zone.
8. Update or remove references to the BT zone across other sections of the zoning regulations as appropriate including Sections 3.4, 4.3.9, 5.4.12, 13.6, and 14.6.4.
9. Amend the Official Zoning Map of the City of Bristol to show the RT-5 zone in place of the BT Overlay of the R-15.



## City of Bristol Comprehensive Zoning Update

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Date: 3/24/25

### Recommendation 29: Amend A- Multifamily Residential Zone Regulations

**Purpose:** Update the regulations for consistency with other residential zones.

**Description:** Remove outdated cross-references and vague affordability requirements, all additional accessory uses allowed in other residential zones.

**Geographic Extents:** A Zone

**Potential Impacts:** None

**Context:** The A zone is a multifamily base zoning district with standards that are unique to the district.

#### Recommended Zoning Amendments:

1. Amend Section 7.2.4 to remove reference to content that had been removed from the zoning regulations by amendment in 2022 as follows (text to be added in red, text to be removed in ~~strikethrough~~):
  - A. Single-family dwellings developed under this provision shall not be subject to the ~~provisions~~ **building spacing requirements** of Section 7.2.1.C. ~~General Requirements items C, D, or E.~~
2. Amend Section 7.2.4 Single-Family Subdivisions to remove Item C as follows (text to be removed in ~~strikethrough~~ text):
  - ~~C. At the time of subdivision, the developer shall present to the Planning Commission a program for establishing and maintaining the affordability of the single family dwellings for a period of at least ten years.~~
3. Amend Section 5.1 Accessory Use Summary Table: Residential Districts to allow within the A Zone Antennae or Communications Structure by Zoning Permit or Special Permit (shown as ZP/SP<sup>1</sup>) and Parking Structures by Special Permit (SP).



## City of Bristol Comprehensive Zoning Update

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Date: 3/24/25

### Recommendation 30: Update OSD Zone District Type References

**Purpose:** Correct reference to the zone type of the OSD zone in its purpose statement and in its regulations.

**Description:** Change reference of an OSD zone in Section 2.1.4 from an "overlay zone", to a "floating overlay" zone.

**Geographic Extents:** OSD, not geographic implications

**Potential Impacts:** None

**Context:** Overlay zones are fixed to the zoning map and are effective as supplemental regulations to the base zoning district, which is referred to as the underlying zone. Floating zones may be approved and applied on top of or in replacement of a base zoning district.

#### Recommended Zoning Amendments:

1. Amend Section 2.1.4 as follows with new text shown in **red** and text to be removed shown in ~~strikethrough~~:

#### 2.1.4 OSD Open Space Development Zone

The OSD Open Space Development Zone is **a floating overlay zone that** ~~an overlay zone of the R-15, R-25 and R-40 zones~~ **is** intended to accommodate alternative forms of residential development which:

*Remaining content to remain as is*

2. Amend title of Section 9.1 to read as follows: OSD – Open Space Development Zone (Floating **Overlay** Zone)



## City of Bristol Comprehensive Zoning Update

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Date: 3/3/25

### **Recommendation 31: Amend the Unified Residential Development/Mixed-Use Standards of the BT Zone.**

**Purpose:** Amend bulk, area, and height standards to be more consistent with the development density that is feasible for the district and more consistent across development densities thresholds that are permitted for URD/Mixed-Use developments.

**Description:** Amend Section 9.3.3 Unified Residential Developments and Mixed-Use Developments and Section 9.3.4 Area, Dimensional, and Amenity Requirements for Unified Residential Developments and Mixed-Use Developments to better align with standards for the BT zone and to be more consistent with development form that is feasible for the district and more consistent across development densities that are permitted.

**Geographic Extents:** BT Zone

**Potential Impacts:** Impacts are unlikely as development density is already limited by factors such as off-street parking requirements.

**Context:** Unified Residential and Mixed-Used Development are permitted in the BT zone at densities that exceed other forms of residential development.

#### **Recommended Zoning Amendments:**

1. Reduce permitted densities established in Section 9.3.3.B as follows (new text show in red, deleted text in ~~strike through~~):
  - A. By Special Permit, the Commission may allow the maximum density of a unified residential development or mixed-use development in the BT 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 9.3.4 shall be eligible for a maximum density of ~~32~~ 26 dwelling units per acre.
    2. A project that complies with all of the “Level 2” requirements specified in Section 9.3.4 shall be eligible for a maximum density of ~~36~~ 30 dwelling units per acre.
    3. A project that complies with all of the “Level 3” requirements specified in Section 9.3.4 shall be eligible for a maximum density of ~~40~~ 34 dwelling units per acre.
2. Reduce the maximum building height for Level 3 development in Section 9.3.4 from 45 feet to 40 feet to be consistent with the permitted height in the BT Zone and across other density levels.
3. Reduce the maximum building coverage of Level 2 development from 65% to 60% and Level 3 development from 75% to 70% to provide more consistent increases between density levels.



## City of Bristol Comprehensive Zoning Update

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Date: 3/24/2025

### Recommendation 33: Convert the RM Overlay Zone to a Base Zoning District

**Purpose:** Simplify the regulations and zoning map, reduce potential confusion caused by overlapping standards, and amend permitted uses to prohibit uses not appropriate to the zone.

**Description:** This recommendation would create a new base zoning district named the Mixed-Residential Zone (RM-5) that allows most uses currently permitted in the R-10, R-15 and RM Overlay zones, with the same permit requirements, adopting the lot standards of the RM zone for the new zone. The following principal uses, which are allowed in the R-10 and R-15 but which are not compatible with the RM zone would be prohibited in the RM-5: commercial greenhouses, farms, golf courses, manufactured home parks, nurseries, seasonal camps and cottages, and stables.

**Geographic Extents:** Existing RM Overlay zone

**Potential Impacts:** None

**Context:** The RM is an overlay zone of the R-10 and R-15 zones. It is intended to allow two- and three-family uses, higher density development, and reduced minimum lot standards. The RM zone was likely adopted to provide relief from R-10 and R-15 standards that were overly stringent for the range of uses, density of uses, and lot sizes and standards found in the areas it covers.

### Recommended Zoning Amendments:

1. Replace Section 2.1.2 RM Mixed Residential Zone with the as following:

#### 2.1.2 RM Mixed Residential Zone (RM-5) Zone

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

Continued on next page



2. Amend the RM Zone uses in the Section 4.1 Principal Use Summary Table (rename the zone to “RM-5” at the top of the column) to remove commercial greenhouses, farms, golf courses, manufactured home parks, nurseries, seasonal camps and cottages, and stables as permitted uses (as indicated by ~~strikethrough~~ text below):

Principal Use	RM-5
Adaptive Reuse of Non-Residential Buildings	SP
Adult Day Care Center	SP
Business or Professional Office	SP
Cemetery	SP
Child Care Center	SP
Civic Facility	SP
<del>Commercial Greenhouse</del>	<del>SP</del>
Community Residence	ZP
Community Youth Organization	SP
Conversion of Historic Dwellings	SP
Cultural Institution	SP
<del>Farm</del>	<del>ZP</del>
General Medical or Surgical Hospital	SP
<del>Golf Course</del>	<del>SP</del>
Group Child Care Home	ZP
<del>Manufactured Home Park</del>	<del>SP</del>
Medical Office	SP
Non-Profit Private School	SP
<del>Nursery</del>	<del>SP</del>
Nursing or Convalescent Home	SP
Park or Open Space	ZP/ZP+S
Personal Service Establishment	SP
Public Utility Building or Facility	SP
Religious Organization or Institution	SP
Residential, Single-Family	ZP
Residential, Three-Family	ZP
Residential, Two-Family	ZP
<del>Seasonal Camps and Cottages</del>	<del>SP</del>
Senior Housing	SP
Social Services Agency or Charitable Institution	SP
<del>Stable</del>	<del>SP</del>
Unified Residential Development	SP



- Amend the RM Zone uses in the Section 5.1 Accessory Use Summary Table (rename the zone to “RM-5” at the top of the column) to remove farm stands, hobby kennels, and keeping of livestock as permitted accessory uses (shown in ~~strike through~~ text):

Accessory Use	RM-5
Accessory Buildings and Structures	ZP
Accessory Buildings for Animals	ZP
Accessory Dwelling Unit	ZP
Antennae or Communications Structure	ZP/SP <sup>1</sup>
Family Child Care Home	ZP
<del>Farm Stand</del>	<del>ZP</del>
Ground-Mounted Solar Panels	ZP+S
<del>Hobby Kennel</del>	<del>SP</del>
Home-Based Business or Home Office	ZP
Keeping of Fowl	ZP
<del>Keeping of Livestock</del>	<del>ZP</del>
Off-Street Parking	ZP
Parking Structures	SP
Signs	ZP
Sports Courts	SP
Swimming Pool	ZP

- Rename “RM” to “RM-5” in Section 6.1 Temporary Use Summary Table.
- Add the RM-5 zone to the Section 7.1 Lot, Coverage, and Setback Standards: Residential Districts table with the following standards:

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



6. Eliminate Section 9.2 RM- Mixed Residential Zone (Overlay Zone) including Subsection 9.2.1 and 9.2.2. Create a new Section 7.3 RM-5 Mixed Residential Zone and relocate existing Section 9.2.3 to that section as Section 7.3.1.
7. Update or remove references to the RM zone across other sections of the zoning regulations as appropriate including Section 13.6.
8. Amend the Official Zoning Map of the City of Bristol to show the RM-5 zone in place of the RM Overlay of the R-10 and R-15.



## City of Bristol Comprehensive Zoning Update

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Date: 4/11/25

### Recommendation 34: Amend Accessory Dwelling Unit Regulations

**Purpose:** Provide greater restrictions on the use of Accessory Dwelling Units (ADUs).

**Description:** This amendment would also restore the ownership requirement that had been in place prior to 2024.

**Geographic Extents:** All zones where permitted.

**Potential Impacts:** No adverse impacts anticipated since the ownership requirement had been in place prior to 2024.

**Context:** ADUs provide an affordable housing option. They are a housing type often referred to as "missing middle housing".

#### Recommended Zoning Amendments:

1. Amend Section 5.4.3 as follows (text to be added in red)

#### 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 dwelling shall be the owner of record of said dwelling or shall have permanent life use residency of said dwelling as evidenced by legal documentation satisfactory to the Commission.
- E. A notarized affidavit certifying that the owner or permanent life use resident is one of the occupants of the dwelling shall be submitted to the Commission as part of the application for Special Permit.
- 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.



## City of Bristol Comprehensive Zoning Update

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Date: 4/8/25

### **Recommendation 35: Expand uses permitted in Adaptive Reuse projects**

**Purpose:** This recommendation is intended to allow for a wider range of uses within adaptive reuse projects that are compatible with the uses currently allowed in such projects.

**Description:** The recommendation would allow personal services establishments as a permitted use within an adaptive reuse project (adaptive reuse of existing non-residential principal buildings). These projects currently allow for a mixture of uses including but not limited to dwelling units, offices, studios, retail, and food and beverage establishments.

**Geographic Extents:** All zones where adaptive reuse projects are permitted including the R-10, R-15, R-25, R-40, A, BG, BHC, and I zones.

**Potential Impacts:** No adverse impacts. The proposed use is consistent and compatible with uses already permitted in an adaptive reuse projects.

**Context:** Recommendation 19 recommends expanding the range of uses permitted across the City's zoning districts, this recommendation is consistent with that approach.

### **Recommended Zoning Amendments:**

1. Amend Section 4.3.1 Adaptive Reuse of Existing Non-Residential Principal Buildings, Item B to add Personal Service Establishments as Item 11.



# City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Capital Region Council of Governments (CRCOG)  
Regional Planning Commission – Zoning Regulation Referral  
Jacob Knowlton – CRCOG – (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 25-04

Proposal: Review, discussion and possible adoption of the Residential Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Recommendation #28 – Convert the BT Overlay to a Base Zoning District.

Recommendation #29 – Amend the A – Multi-Family Residential Zone Regulations.

Recommendation #30 – Update the OSD Zone District Type References.

Recommendation #31 – Amend the Unified Residential Development (URD)/Mixed-Use Standards of the BT Zone.

Recommendation #33 – Convert the RM Overlay to a Base Zoning District.

Recommendation #34 – Revisions to the Accessory Dwelling Unit Regulations.

Recommendation #35 – Amend the Adaptive Reuse of Existing Non-Residential Principal Building Regulation to add Personal Service Establishment as an allowed use.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49024/ResidentialZoneAmendments-41125>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

# ZONING REFERRAL FORM

<b>FOR: NOTIFICATION OF REFERRALS BY ZONING COMMISSIONS</b>	
Please fill in, save a copy for your records and send with appropriate attachments by certified mail or electronically to: <a href="mailto:zoningref@crcog.org">zoningref@crcog.org</a>	
<b>FROM:</b> <input type="checkbox"/> Zoning Commission <input type="checkbox"/> Planning and Zoning Commission <input type="checkbox"/> City or Town Council (acting as Zoning Commission)	Municipality:
<b>TO:</b> Capitol Region Council of Governments Policy Development & Planning Department 241 Main Street Hartford, CT 06106	Date of Referral:
<i>Pursuant to the provisions of Section 8-3b of the General Statutes of Connecticut, as amended, the following proposed zoning amendment is referred to the Capitol Region Council of Governments for comment:</i>	
<b>NATURE OF PROPOSED CHANGE:</b>	
<input type="checkbox"/> Adoption of amendment of <b>ZONING MAP</b> for any area within 500 feet of another Capitol Region Municipality. <b>Attach map showing proposed change.</b>	<input type="checkbox"/> Adoption or amendment of <b>ZONING REGULATIONS</b> applying to any zone within 500 feet of another Capitol Region Municipality. <b>Attach copy of proposed change in regulations.</b>
THE CHANGE WAS REQUESTED BY: <input type="checkbox"/> Municipal Agency: <input type="checkbox"/> Petition	
<b>AZR 25-04</b>	
DATE PUBLIC HEARING IS SCHEDULED FOR:	
MATERIAL SUBMITTED HEREWITH:	
<input type="checkbox"/> Regulation Changes	<input type="checkbox"/> Map of Change
<input type="checkbox"/> Public Notice	<input type="checkbox"/> Supporting Statements
<input type="checkbox"/> Other (Specify):	
HAS THIS REFERRAL BEEN SUBMITTED PREVIOUSLY TO CRCOG? <input type="checkbox"/> YES <input type="checkbox"/> NO. IF YES, ON WHAT DATE:	
<b>(FOR USE BY CRCOG)</b>	Name:
Date Received:	Title:
Sent certified/e-mail?	Address:
File Number	Phone:
	Email:

BY LAW, THE ZONING COMMISSION SHALL GIVE WRITTEN NOTICE OF ITS PROPOSAL TO THE REGIONAL COUNCIL OF GOVERNMENTS **NOT LATER THAN THIRTY DAYS** BEFORE THE PUBLIC HEARING TO BE HELD IN RELATION TO THE SUBJECT SUBDIVISION.  
**NOTICE SHALL BE MADE BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR BY EMAIL TO [zoningref@crcog.org](mailto:zoningref@crcog.org).**

CRCOG-2017

## Residential

May 16, 2025

**TO:** BRISTOL PLANNING AND ZONING COMMISSION

**REPORT ON ZONING REFERRAL Z-2025-47: Proposed text amendments regarding Residential Zone regulations.**

**COMMISSIONERS:** Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Regional Planning and Development Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

**COMMENT:** The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The public hearing date has been scheduled for 5/29/2025.

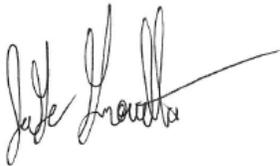
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

**DISTRIBUTION:** Planner: Farmington, Plainville, Southington, Naugatuck Valley COG

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman  
Regional Planning Commission

William Rice, Vice Chairman  
Regional Planning Commission



Jacob Knowlton  
Community Development Planner



# City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Northwest Hills Council of Governments (NHCOG)  
Regional Planning Commission – Zoning Regulation Referral  
Robert Phillips – NHCOG – (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

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Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49024/ResidentialZoneAmendments-41125>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



## REFERRAL

April 30, 2025

**REFERRED BY:** Robert Flanagan  
**MUNICIPALITY:** City of Bristol  
**DATE RECEIVED:** April 15, 2025  
**PUBLIC HEARING DATE:** May 29, 2025  
**TYPE OF REFERRAL:** Zoning  
**REFERRAL COMMENTS:** Prepared by: Robert A Phillips, AICP, Executive Director

**DESCRIPTION OF PROPOSAL:** Zoning Amendment for a comprehensive rewrite to various sections of parking standards, commercial, industrial and residential uses and environmentally specific regulations.

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### **STAFF COMMENTS:**

NHCOCG staff have reviewed the proposed text modifications and find no apparent conflicts with regional plans and policies or adjacent NHCOCG towns.

We applaud the city for undertaking such a comprehensive evaluation and utilizing modern best practices where prudent and feasible.

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# City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Naugatuck Valley Council of Governments (NVCOG)  
Regional Planning Commission – Zoning Regulation Referral  
Patricia Bruder - NVCOG (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

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Recommendation #31 – Amend the Unified Residential Development (URD)/Mixed-Use Standards of the BT Zone.

Recommendation #33 – Convert the RM Overlay to a Base Zoning District.

Recommendation #34 – Revisions to the Accessory Dwelling Unit Regulations.

Recommendation #35 – Amend the Adaptive Reuse of Existing Non-Residential Principal Building Regulation to add Personal Service Establishment as an allowed use.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49024/ResidentialZoneAmendments-41125>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



**STAFF REFERRAL REPORT**

**TO:** Zoning Commission, CEO, and City Planner of Bristol, Capitol Region Council of Governments (CRCOG), Northwest Hills Council of Governments (NHCOG)

**FROM:** Keith Rosenfeld, Senior Community Planner, NVCOG, 49 Leavenworth Street, Suite 303, Waterbury (203-757-0535)

**DATE:** April 21, 2025

**NVCOG FILE NO.:** BRIS-65-041525-Z  
**MUNICIPALITY:** City of Bristol  
**DATE RECEIVED:** April 15, 2025  
**DATE OF PUBLIC HEARING:** May 29, 2025  
**TYPE OF REFERRAL:** Zoning Amendments  
**APPLICANT:** Bristol Zoning Commission

**DESCRIPTION OF PROPOSAL:**

The City of Bristol has initiated the following proposed Residential Zoning Amendments associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Convert the BT Overlay to a Base Zoning District.
- Amend the A – Multi-Family Residential Zone Regulations.
- Update the OSD Zone District Type References.
- Amend the Unified Residential Development (URD)/Mixed-Use Standards of the BT Zone.
- Convert the RM Overlay to a Base Zoning District.
- Revisions to the Accessory Dwelling Unit Regulations.
- Amend the Adaptive Reuse of Existing Non-Residential Principal Building Regulation to add Personal Service Establishment as an allowed use.

**STAFF RECOMMENDATION:**

Staff finds the proposed text amendments not to be regionally significant and present no apparent intermunicipal impacts.

\* \* \* \* \*

This staff recommendation is transmitted as written above unless we receive comments or objections within five days of the time you receive this proposal. If objections cannot be resolved within the scope of the original recommendations, you may submit a reconsideration request to the Regional Planning Commission for further discussion of the findings.



# City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Erica Cabiya – Town and City Clerk - Bristol

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3(d) of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Map is hereby referred to your office:

Application #AZR 25-04

Proposal: Review, discussion and possible adoption of the Residential Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Recommendation #28 – Convert the BT Overlay to a Base Zoning District.

Recommendation #29 – Amend the A – Multi-Family Residential Zone Regulations.

Recommendation #30 – Update the OSD Zone District Type References.

Recommendation #31 – Amend the Unified Residential Development (URD)/Mixed-Use Standards of the BT Zone.

Recommendation #33 – Convert the RM Overlay to a Base Zoning District.

Recommendation #34 – Revisions to the Accessory Dwelling Unit Regulations.

Recommendation #35 – Amend the Adaptive Reuse of Existing Non-Residential Principal Building Regulation to add Personal Service Establishment as an allowed use.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49024/ResidentialZoneAmendments-41125>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



# City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

## **CERTIFIED MAIL**

DATE: April 15, 2025

TO: Town Clerk – Burlington  
Town Clerk – Farmington  
Town Clerk - Plainville  
Town Clerk - Plymouth  
Town Clerk – Southington  
Town Clerk – Wolcott

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3a of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 25-04

Proposal: Review, discussion and possible adoption of the Residential Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Recommendation #28 – Convert the BT Overlay to a Base Zoning District.

Recommendation #29 – Amend the A – Multi-Family Residential Zone Regulations.

Recommendation #30 – Update the OSD Zone District Type References.

Recommendation #31 – Amend the Unified Residential Development (URD)/Mixed-Use Standards of the BT Zone.

Recommendation #33 – Convert the RM Overlay to a Base Zoning District.

Recommendation #34 – Revisions to the Accessory Dwelling Unit Regulations.

Recommendation #35 – Amend the Adaptive Reuse of Existing Non-Residential Principal Building Regulation to add Personal Service Establishment as an allowed use.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49024/ResidentialZoneAmendments-41125>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



# City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3a(b) of the Connecticut General Statutes, as amended, and Article IV, Section 17.1.4C.1. of the Bristol Zoning Regulations, the following proposed amendment to the Zoning Regulations is hereby referred to the Planning Commission for a report:

Application #AZR 25-04

Proposal: Review, discussion and possible adoption of the Residential Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Recommendation #28 – Convert the BT Overlay to a Base Zoning District.

Recommendation #29 – Amend the A – Multi-Family Residential Zone Regulations.

Recommendation #30 – Update the OSD Zone District Type References.

Recommendation #31 – Amend the Unified Residential Development (URD)/Mixed-Use Standards of the BT Zone.

Recommendation #33 – Convert the RM Overlay to a Base Zoning District.

Recommendation #34 – Revisions to the Accessory Dwelling Unit Regulations.

Recommendation #35 – Amend the Adaptive Reuse of Existing Non-Residential Principal Building Regulation to add Personal Service Establishment as an allowed use.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49024/ResidentialZoneAmendments-41125>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



**City of Bristol**  
BRISTOL, CONNECTICUT 06010  
Planning Commission

DATE: May 20, 2025

TO: Bristol Zoning Commission

FROM: Bristol Planning Commission

RE: Application #AZR 25-04 – Referral of the Residential Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations.

The Planning Commission, at its Regular Meeting of May 19, 2025, voted to send a positive referral of the above text amendment application with the following motion:

“To send a positive referral to the Zoning Commission for Application #AZR 25-04, the Residential Zone Amendment recommendations. The Planning Commission finds that the Zoning Commission referral, as presented, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.”

For questions or additional information, please contact:  
City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225