

# City of Bristol Zoning Regulations Update

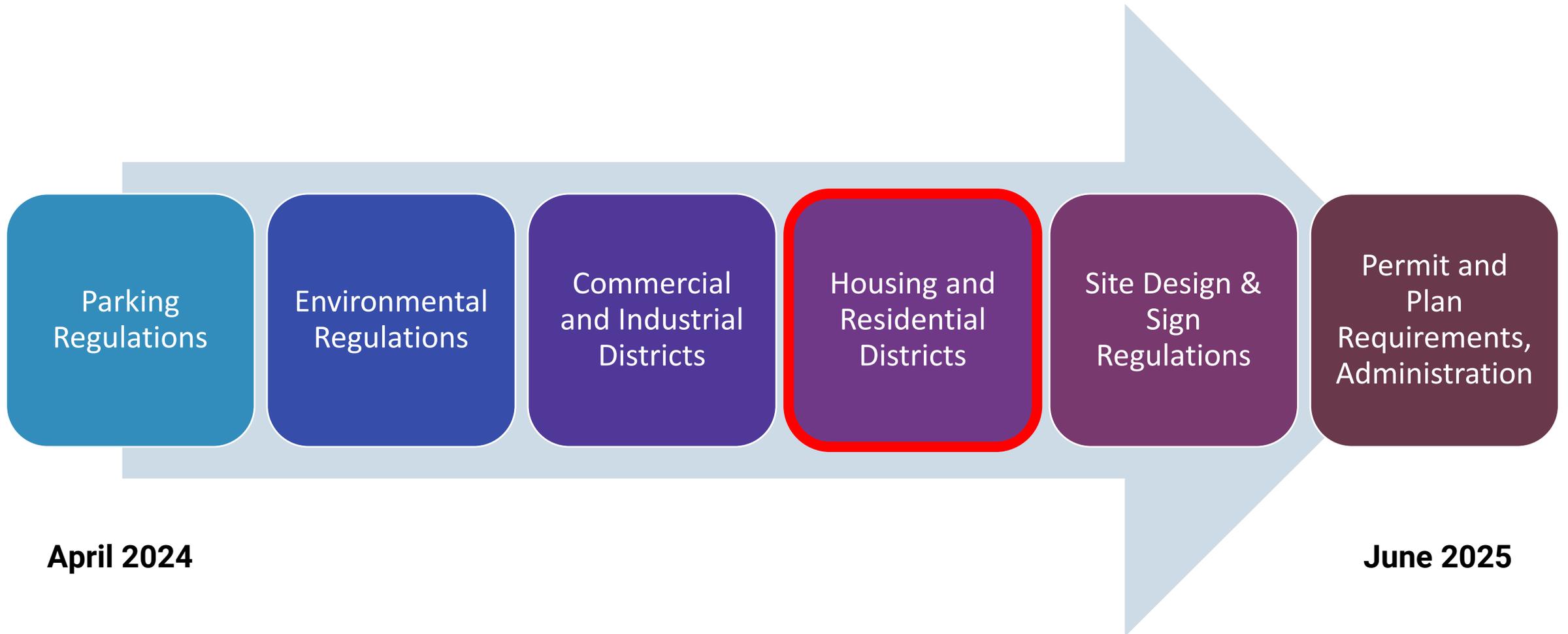
Zoning Commission Meeting 4/10/25



# Agenda

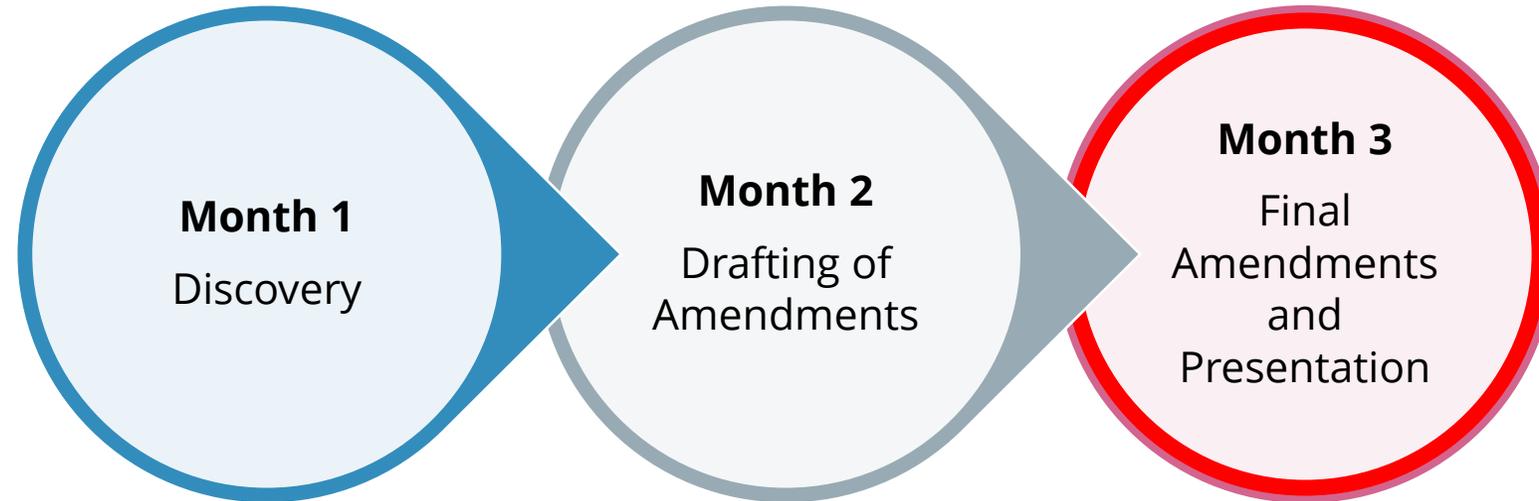
1. Review of zoning update schedule
2. Review new recommendations
  - a. Amendments to Adaptive Reuse Regulations
  - b. Battery Energy Storage Systems
  - c. RM-5 zone
  - d. ADU amendments
3. Discuss items being advanced to a Public Hearing
  - a. Parking Amendments
  - b. Commercial/Industrial/Mixed-Use Amendments
  - c. Environmental Amendments
  - d. Residential Zone Amendments
  - e. Cannabis Cultivation Regulations
4. Review Amended Zoning Map
5. Discuss Survey
6. Next steps

# Phase 3: Work Sequence



# Phase 3: Work Cycles

## Residential Zone Regulations



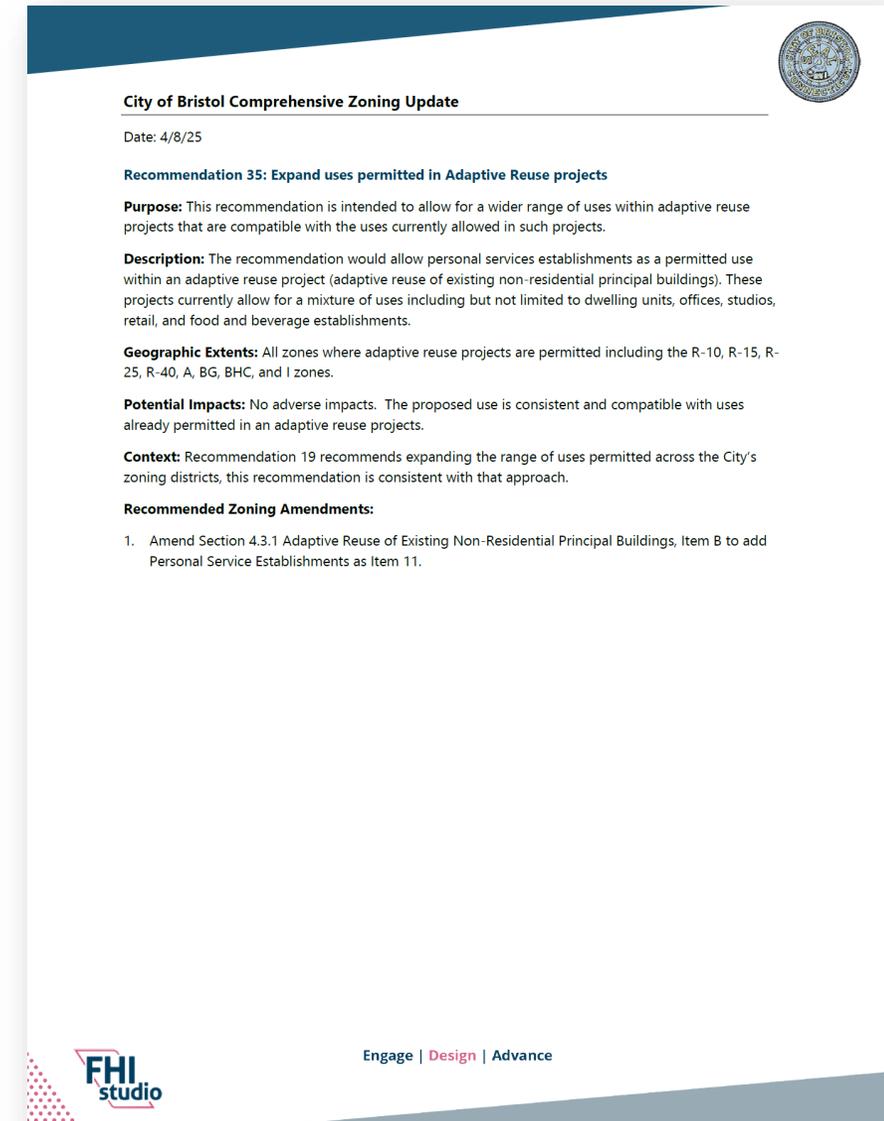


# New Recommended Amendments

- R35: Amendments to Adaptive Reuse Regulations
- R36: Battery Energy Storage Systems
- R33: RM-5 zone
- R34: ADU amendments

# R35: Adaptive Reuse Amendments

- The recommended amendment would add personal service establishments as a permitted use within an Adaptive Reuse project (Adaptive Reuse of Existing Non-Residential Principal Buildings)
- These projects currently allow for a wide range of uses including dwelling units, offices, studios, retail, and food and beverage establishments.



  
**City of Bristol Comprehensive Zoning Update**

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.

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# R36: Battery Energy Storage Systems

- This regulation creates Battery Energy Storage Systems as a new accessory use.
- It identifies three types of systems:
  - Small-scale (up to 80 kWh): As of right, all zones
  - Medium scale (80-600 kWh): Zoning Permit, commercial and industrial zones
  - Large-scale (more than 600 kWh): Special Permit, Industrial Zones only

## City of Bristol Comprehensive Zoning Update

Date: 4/9/25

### Recommendation 36: Battery Energy Storage Systems

**Purpose:** Allow battery energy storage systems as an accessory use and ensure that the regulations provide adequate controls on their size, location, and installation.

**Description:** This recommendation creates a new accessory use (battery energy storage systems). It allows small-scale systems (80 kWh or less) to be permitted as of right in all zones (no Zoning Permit required). It limits the installation of 80 kWh to 600 kWh systems to commercial and industrial zones through a zoning permit requirement. Systems exceeding 600 kWh are permitted in industrial zones and require a Special Permit. This recommendation includes regulations on the size, location, screening, and security requirements for such uses.

**Geographic Extents:** All zones.

**Potential Impacts:** May facilitate the installation of such systems.

**Context:** Battery storage energy systems are increasingly being used as a means of storing energy on-site, particularly in association with solar energy systems and electric vehicle charging. The maximum size of systems allowed for residential use for a single dwelling is 80 kWh. These are most commonly located within or mounted to the exterior wall of the principal structure. "Tier 1" systems with a capacity of up to 600 kWh are most common in commercial applications. "Tier 2" systems are above 600 kWh and are often associated with large-scale or utility-related projects. Per the National Fire Prevention Association (NFPA) standard 855, operators of facilities with total energy storage exceeding 600 kWh must complete a hazard mitigation analysis, utilize fire suppression designs and equipment, conduct fire and explosion testing in accordance with UL 9540A, develop emergency planning, and conduct annual training of maintenance staff.

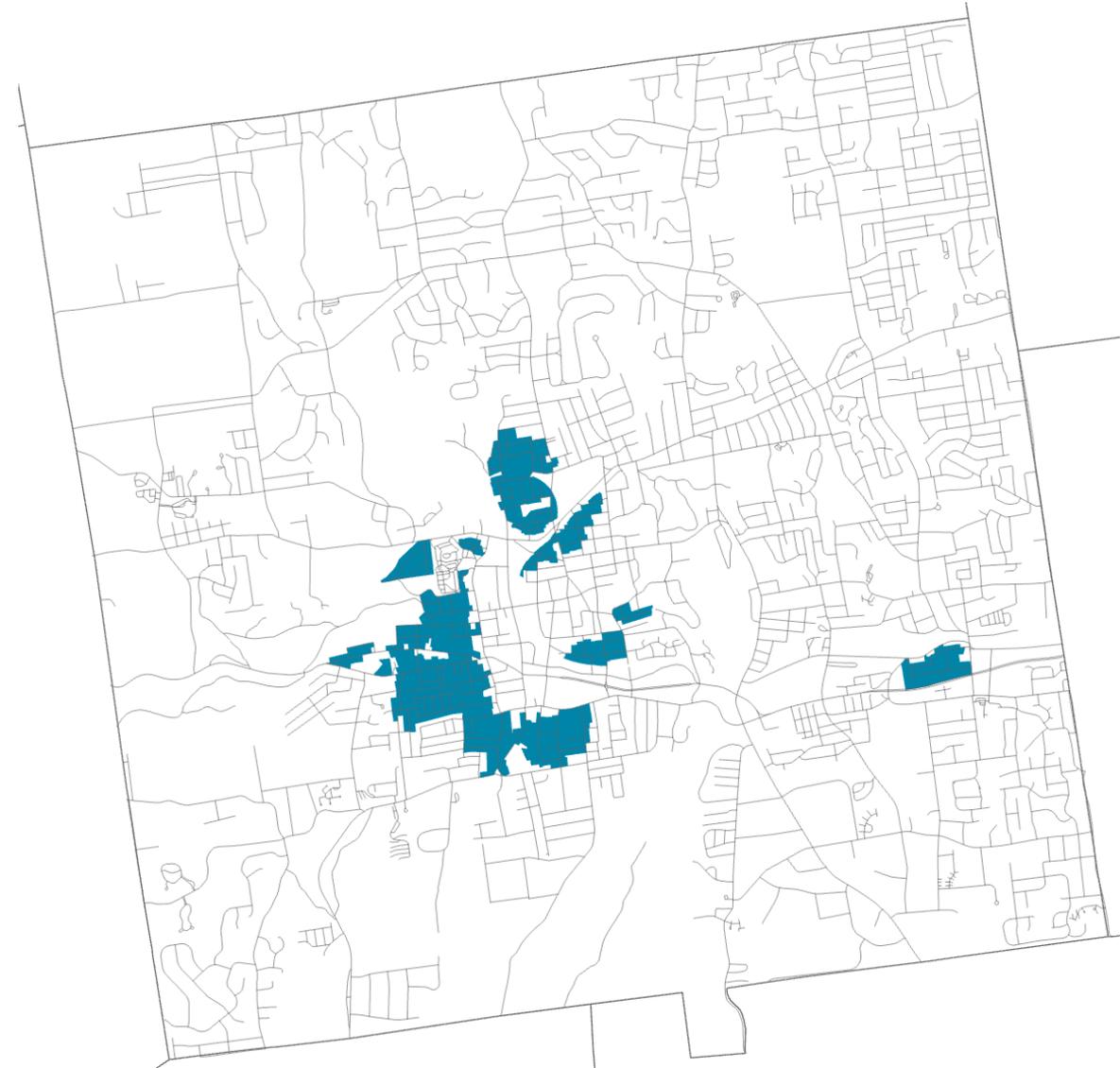
#### Recommended Zoning Amendments:

1. Add "Battery Energy Storage Systems (80 kWh-600 kWh)" to Section 5.2 Accessory Use Summary Table. Allow in all commercial and industrial zones with a Zoning Permit requirement.
2. Add "Battery Energy Storage Systems (>600 kWh)" to Section 5.2 Accessory Use Summary Table. Allow in only the I, IP-1, IP-3, and IP-25 zones with a Special Permit requirement.
3. Add new Section 5.4.7 Battery Energy Storage Systems and renumber existing subsections in Section 5.4 to maintain alphabetical order. (see next page)



# R33: RM-5 Mixed Residential Zone

- We've recommended eliminated the RM Overlay zone as discussed.
- It will be replaced by a new RM-5 base zoning district.
- The following uses would no longer be permitted:
  - Commercial Greenhouse
  - Farm
  - Golf Course
  - Manufactured Home Park
  - Nursery
  - Seasonal Camps and Cottages
  - Stables
  - Farm Stand
  - Hobby Kennel
  - Keeping of Livestock



# R34: Accessory Dwelling Units

- We've prepared a recommended amendment to allow ADUs in detached structures.
- We've added a requirement that the owner live on-site.



  
**City of Bristol Comprehensive Zoning Update**

Date: 3/31/25

**Recommendation 34: Allow Accessory Dwelling Units in Detached Structures**

**Purpose:** Provide more flexibility in the development of Accessory Dwelling Units (ADUs) to help address housing needs in the city.

**Description:** ADUs are a permitted form of housing in Bristol but are not permitted in accessory structures. This recommendation would allow existing accessory structures to be repurposed for ADU use or new ADUs to be constructed as detached structures. This amendment would also restore the ownership requirement that had been in place prior to 2024.

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

**Potential Impacts:** May result in the conversion of existing structures to ADUs or the construction of new ADUs.

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

**Recommended Zoning Amendments:** See next page

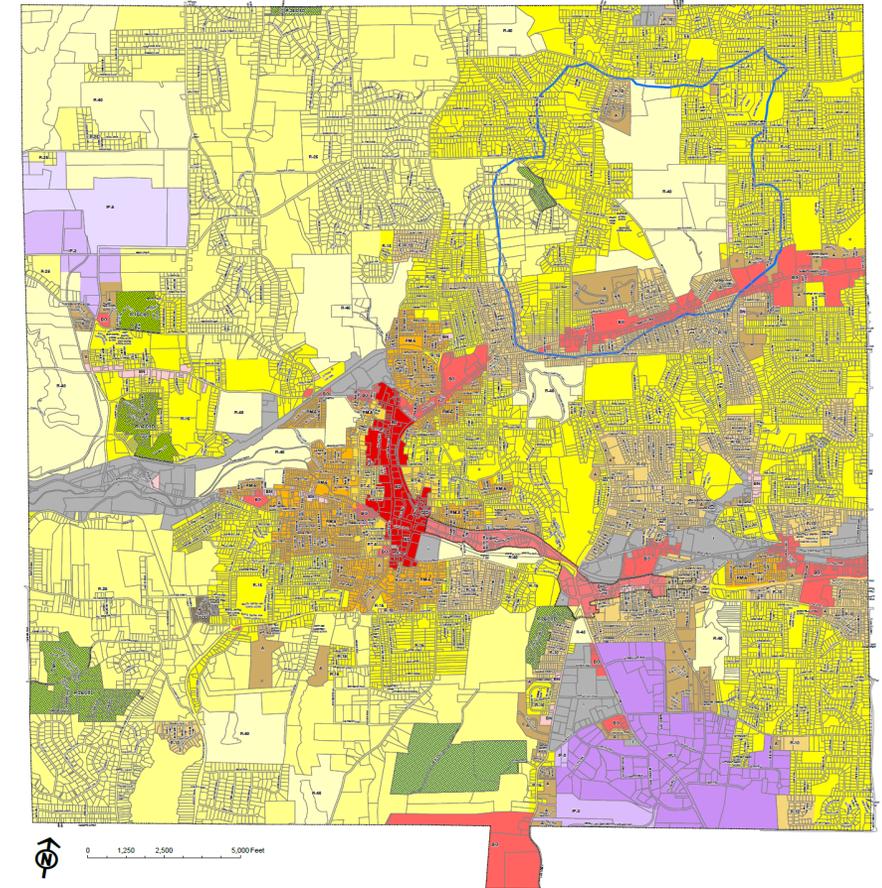
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# Map Amendments

We've prepared a new zoning map that includes the following amendments:

- Change IP-25 to IP-5 (label change only)
- Merge the BD-1 and BD-2
- Expand the BD zone to include 135-153 Center Street
- Remove the BT Overlay and replace with BT-5
- Remove the RM Overlay and replace with RM-5

City of Bristol Official Zoning Map



<b>Residential Zones</b> <ul style="list-style-type: none"><li>R-40 Single-Family Residential Zone</li><li>R-25 Single-Family Residential Zone</li><li>R-15 Single-Family Residential Zone</li><li>R-10 Single-Family Residential Zone</li><li>A Multi-Family Residential Zone</li><li>RM-5 Mixed Residential Zone</li><li>RT-5 Residential Transition Zone</li><li>SOD* Special Development Zone <small>*Zone deleted under prior zoning regulations</small></li></ul>	<b>Business Zones</b> <ul style="list-style-type: none"><li>BN Neighborhood Business Zone</li><li>BMC Route 72 Corridor Business Zone</li><li>BG General Business Zone</li><li>BD Downtown Business Zone</li></ul> <b>Industrial Zones</b> <ul style="list-style-type: none"><li>IP-5 Industrial Park Zone</li><li>IP-3 Industrial Park Zone</li><li>IP-1 Industrial Park Zone</li><li>I General Industrial Zone</li></ul>	<b>Overlay Zones/Areas</b> <ul style="list-style-type: none"><li>OSD Open Space Development</li><li>AM Access Management Overlay Zone</li><li>Level "A" Aquifer Protection Area</li><li>(1) Upper and Lower White Bridge &amp; Mix Street <small>(Effective Date: 5/27/11)</small></li></ul>	<small>Effective Date: December 21, 1990 Digital Format Adopted On: May 11, 2011 Base Information Last Updated On: Amended To: Map Printed On:  Chas. Bristol Zoning Commission</small>
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# Public Hearing

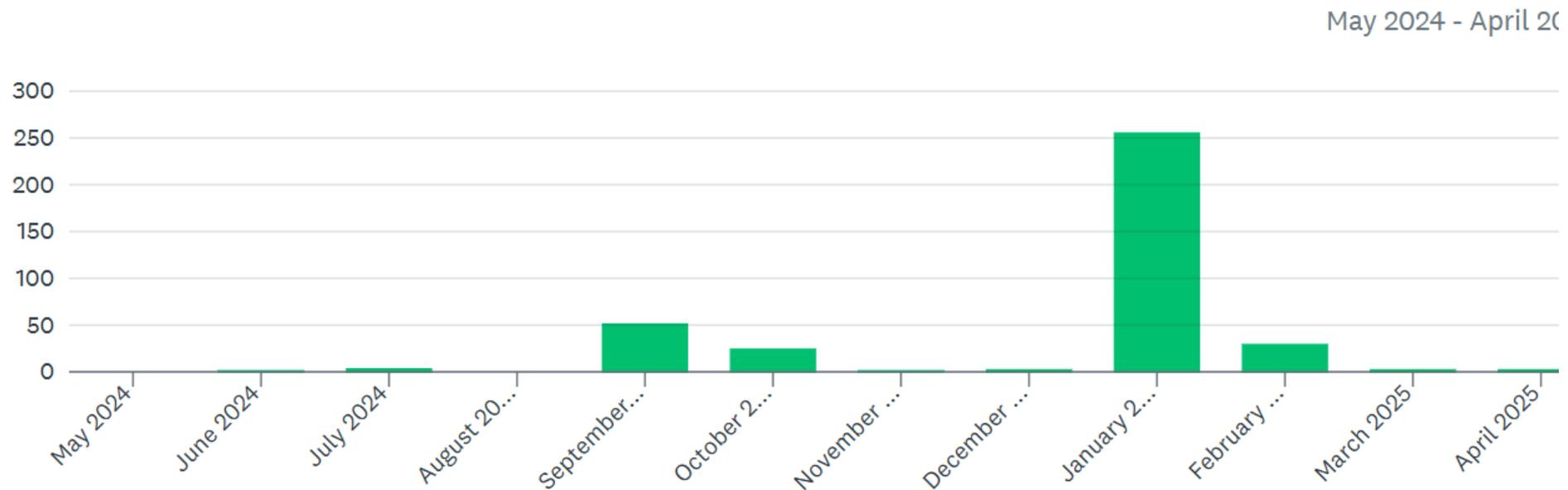
The following sets of recommended amendments will be advanced to a Public Hearing:

- Parking Amendments (Recommendations 1-10)
- Commercial/Industrial/Mixed Use Zone Amendments (Recommendations 19-26)
- Environmental Regulation Amendments (Recommendations 11-18)
- Residential Zone Amendments (Recommendations 28-33)
- Cannabis Cultivation Regulations (Recommendation 27)



# Survey

We have 366 responses to date but little participation since February.



# Next Steps

- Begin review of site design and signage regulations
- Conduct Public Hearing of recommended amendments

# Next Meetings

## MAY 2025

Our next regular meeting is May 8th at 5:00 pm.

The public hearing is May 29th at 5:00 pm.

SUN	MON	TUE	WED	THU	FRI	SAT
27	28	29	30	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