



# City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

**AZR 25-06**  
**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 25-06

Proposal: Review, discussion and possible adoption of amendments to the Official Zoning Map of the City of Bristol entitled "Zoning Map of the City of Bristol, Connecticut", Effective Date: December 21, 1990, associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission.

Per Recommendation 24: Change the name of the IP-25 zone to IP-5 on the map and in the key.

Per Recommendation 25: Merge the BD-1 and BD-2 zones by removing hatch mark from the BD-2 areas and relabeling the map and key to replace reference to BD-1 and BD-2 with BD.

Per Recommendation 26: Expand the BD zone to include 135-153 Center Street (Map Block Lot 26-169), formerly in the R15/BT zone.

Per Recommendation 28: Remove the BT Overlay of the R-15 zone and convert to a base residential zoning district which requires removal of the overlay hatching on the map and from the key and the changing of the R-15 in those areas to the BT-5 as indicated by a unique color on the map and in the key.

Per Recommendation 33: Remove the RM Overlay of the R-10 and R-15 zones and convert to a base residential zoning district which requires removal of the overlay hatching on the map and from the key and the changing of the R-10 and R-15 in those areas to the RM-5 as indicated by a unique color on the map and in the key.

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

<https://www.bristolct.gov/DocumentCenter/View/49086/AZR-25-06-Proposed-Map-Changes>

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 Comprehensive Zoning Update

**AZR 25-06**  
**4/14/25**

Date: 4/3/25

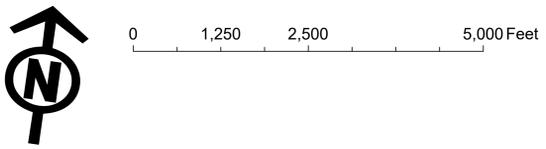
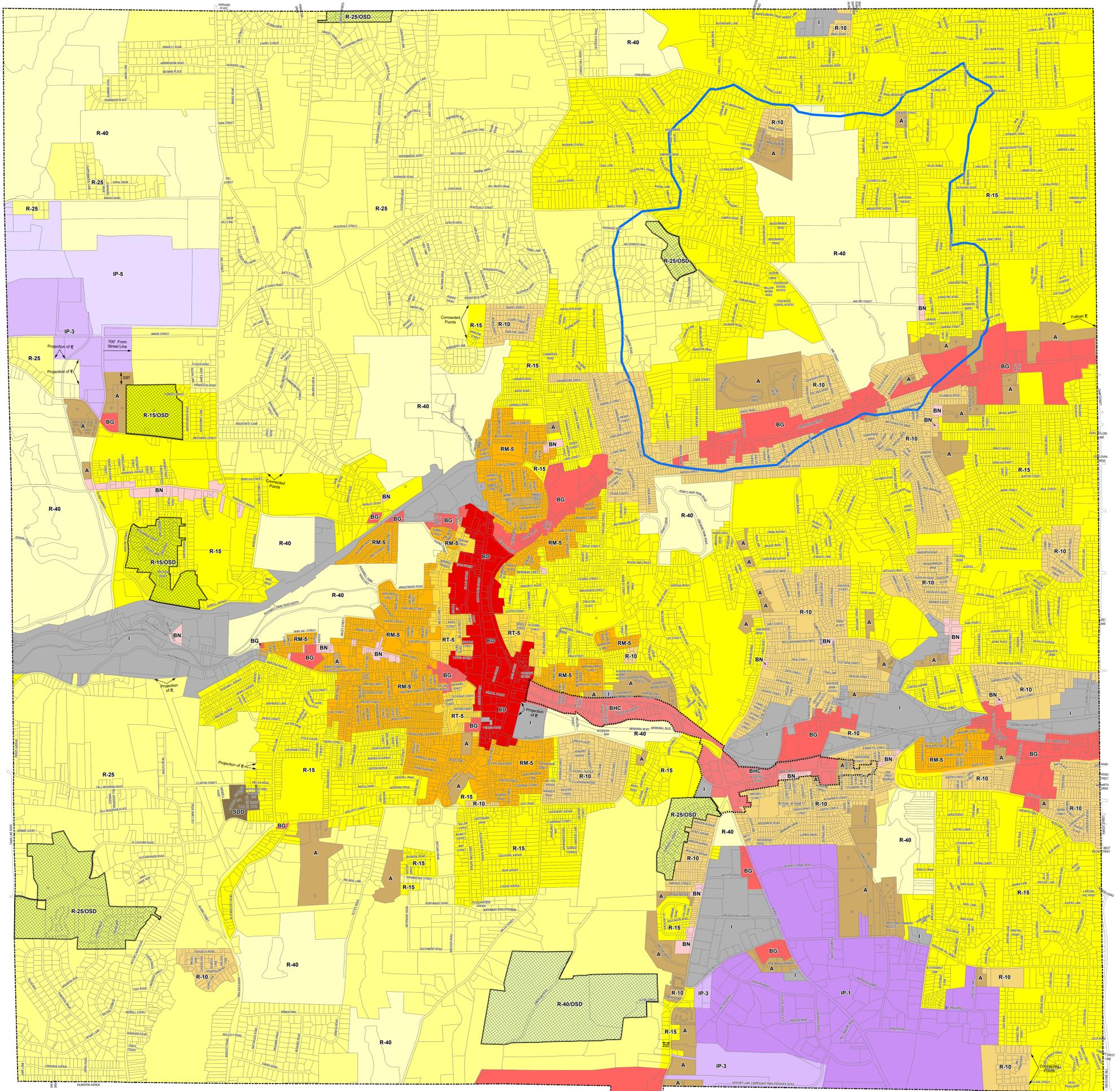
### **Recommendations 24, 25, 26, 28, 33: Summary of Changes to the Official Zoning Map**

Per the recommended amendments, the following amendments are required to the Official Zoning Map of the City of Bristol should those amendments be adopted:

1. Per Recommendation 24: Change the name of the IP-25 zone to IP-5 on the map and in the key.
2. Per Recommendation 25: Merge the BD-1 and BD-2 zones by removing hatch mark from the BD-2 areas and relabeling the map and key to replace reference to BD-1 and BD-2 with BD.
3. Per Recommendation 26: Expand the BD zone to include 135-153 Center Street (Map Block Lot 26-169), formerly in the R15/BT zone.
4. Per Recommendation 28: Remove the BT Overlay of the R-15 zone and convert to a base residential zoning district which requires removal of the overlay hatching on the map and from the key and the changing of the R-15 in those areas to the BT-5 as indicated by a unique color on the map and in the key.
5. Per Recommendation 33: Remove the RM Overlay of the R-10 and R-15 zones and convert to a base residential zoning district which requires removal of the overlay hatching on the map and from the key and the changing of the R-10 and R-15 in those areas to the RM-5 as indicated by a unique color on the map and in the key.

# ZONING MAP OF THE CITY OF BRISTOL, CONNECTICUT

## Proposed Map - Revised 061125



### Residential Zones

- R-40 Single-Family Residential Zone
- R-25 Single-Family Residential Zone
- R-15 Single-Family Residential Zone
- R-10 Single-Family Residential Zone
- A Multi-Family Residential Zone
- RM-5 Mixed Residential Zone
- RT-5 Residential Transition Zone
- SDD\* Special Development Zone  
\*Zone deleted under prior zoning regulations

### Business Zones

- BN Neighborhood Business Zone
- BHC Route 72 Corridor Business Zone
- BG General Business Zone
- BD Downtown Business Zone

### Industrial Zones

- IP-5 Industrial Park Zone
- IP-3 Industrial Park Zone
- IP-1 Industrial Park Zone
- I General Industrial Zone

### Overlay Zones/Areas

- OSD Open Space Development
- Access Management Overlay Zone
- Level "A" Aquifer Protection Area  
(1) Upper and Lower White Bridge & Mix Street  
(Effective Date: 5/27/11)

Effective Date: December 21, 1990  
 Digital Format Adopted On: May 11, 2011  
 Base Information Last Updated On:  
 Amended To:  
 Map Printed On:

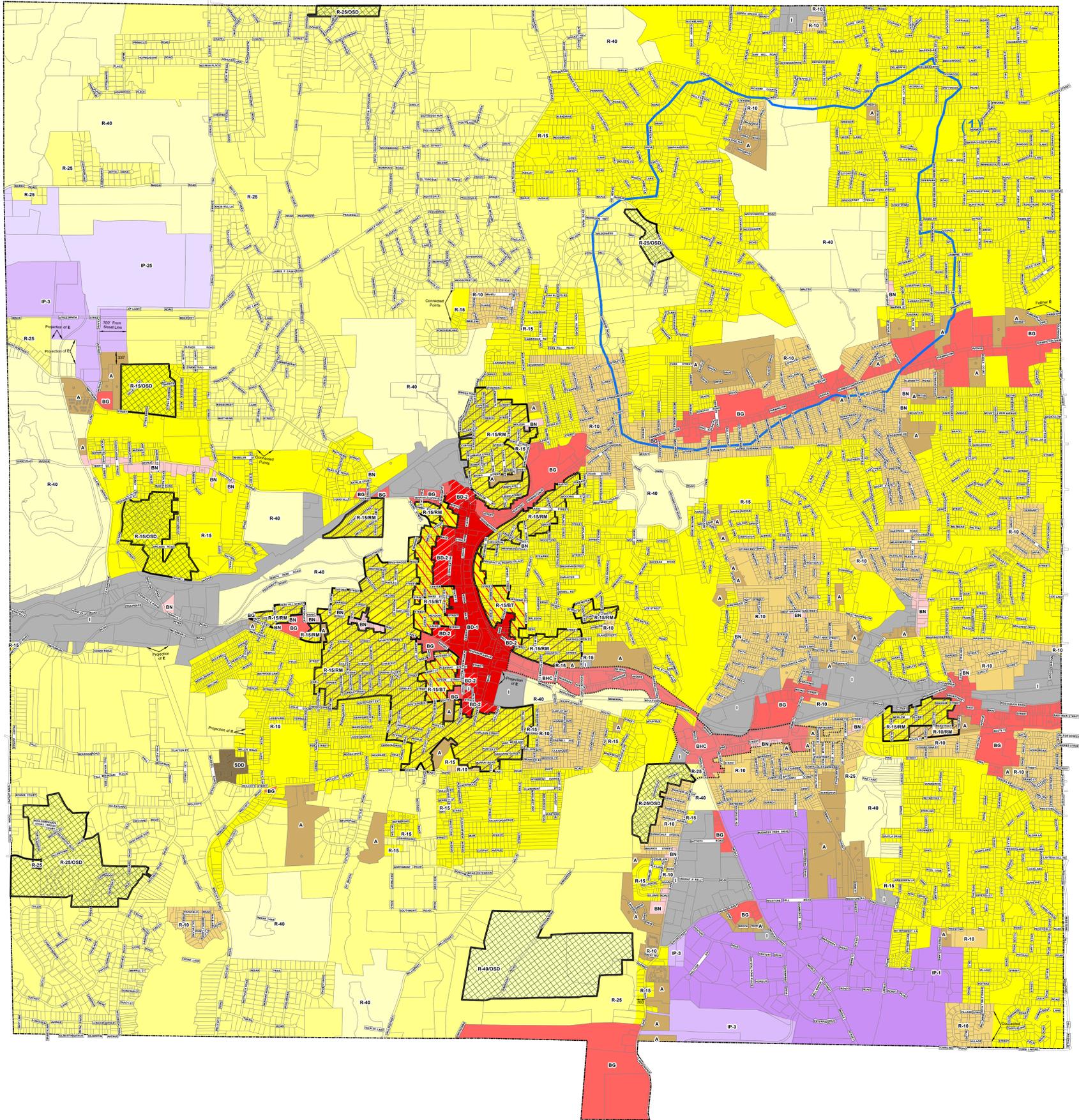
Chair, Bristol Zoning Commission



Street names are shown for informational purposes only.

# ZONING MAP OF THE CITY OF BRISTOL, CONNECTICUT

Current Map - 052225



## ZONING DISTRICTS

### Residential Zones

- R-40 Single-Family Residential Zone
- R-25 Single-Family Residential Zone
- R-15 Single-Family Residential Zone
- R-10 Single-Family Residential Zone
- A Multi-Family Residential Zone
- SDD\* Special Development District

\*Zone Deleted Under Prior Zoning Regulations

### Business Zones

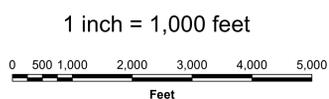
- BN Neighborhood Business Zone
- BHC Route 72 Corridor Business Zone
- BG General Business Zone
- BD-1 Downtown Business Zone
- BD-2 Downtown Business Zone

### Industrial Zones

- IP-25 Industrial Park Zone
- IP-3 Industrial Park Zone
- IP-1 Industrial Park Zone
- I General Industrial Zone

### Overlay Zones

- OSD Open Space Development Overlay Zone
- RM Mixed Residential Overlay Zone
- BT Downtown/Neighborhood Transition Overlay Zone
- Access Management Overlay Zone
- Level "A" Aquifer Protection Area  
(1) Upper and Lower White Bridge & Mix Street  
(Effective Date: 5/27/11)



Effective Date: December 21, 1990  
 Amended To: May 22, 2025  
 Digital Format Adopted On: May 11, 2011  
 Map Printed On: May 30, 2025  
 Base Map Information Last Updated On: May 27, 2025

Chair, Bristol Zoning Commission

*Street names are shown for informational purposes only.*

# 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>Map-AZR 25-06</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



# 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 25-06

Proposal: Review, discussion and possible adoption of amendments to the Official Zoning Map of the City of Bristol entitled "Zoning Map of the City of Bristol, Connecticut", Effective Date: December 21, 1990, associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission.

Per Recommendation 24: Change the name of the IP-25 zone to IP-5 on the map and in the key.

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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 Map

May 16, 2025

**TO: BRISTOL PLANNING AND ZONING COMMISSION**

**REPORT ON ZONING REFERRAL Z-2025-50: Proposed zoning map amendments to the Bristol Zoning Map for the comprehensive rewrite of the Bristol Zoning 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.

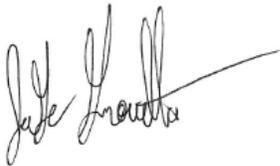
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

**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:

Application #AZR 25-06

Proposal: Review, discussion and possible adoption of amendments to the Official Zoning Map of the City of Bristol entitled "Zoning Map of the City of Bristol, Connecticut", Effective Date: December 21, 1990, associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission.

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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**

**FROM:** NHCOCG

**TYPE OF REFERRAL:** Zoning

**DATE:** May 2, 2025

**REFERRAL COMMENT BY:** Robert A Phillips, Executive Director

**REFERRED BY:** R. Flanagan

**STATUTORY RESPONSE WINDOW (30 days):** By May 15, 2025

**MUNICIPALITY:** Bristol

**DATE RECEIVED:** 4-15-25

**HEARING DATE:** May 29, 2025

**DESCRIPTION OF PROPOSAL:** The City of Bristol has submitted proposed changes to the zoning classification map affecting properties within 500 feet of an adjacent jurisdiction.

**REGIONAL IMPACT / REVIEW COMMENTS:**

NHCOCG staff has reviewed your proposed map changes and offers the following for consideration by the Commission:

The staff of the Northwest Hills Council of Governments (NHCOCG) finds no apparent conflict with regional plans or policies or the concerns of adjacent towns.



# 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

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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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 D. Rosenfeld, Regional Municipal Planner, NVCOG, 49 Leavenworth Street, Suite 303, Waterbury (203-757-0535)

**DATE:** April 21, 2025

**NVCOG FILE NO.:** BRIS-67-041525-Z  
**MUNICIPALITY:** City of Bristol  
**DATE RECEIVED:** April 15, 2025  
**DATE OF PUBLIC HEARING:** May 29, 2025  
**TYPE OF REFERRAL:** Zoning Map Amendments  
**APPLICANT:** Bristol Zoning Commission

**DESCRIPTION OF PROPOSAL:**

The City of Bristol has initiated the following proposed Zoning map Amendments to the Official Zoning Map of the City of Bristol entitled "Zoning Map of the City of Bristol, Connecticut", Effective Date: December 21, 1990, associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Change the name of the IP-25 zone to IP-5 on the map and in the key.
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- Remove the RM Overlay of the R-10 and R-15 zones and convert to a base residential zoning district which requires removal of the overlay hatching on the map and from the key and the changing of the R-10 and R-15 in those areas to the RM-5 as indicated by a unique color on the map and in the key.

**STAFF RECOMMENDATION:**

Staff finds the proposed Zoning Map 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

**AZR 25-06**  
**4/14/25**

DATE: April 15, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

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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 25-06 – Referral of amendments to the Official Zoning Map of the City of Bristol 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 map amendment application with the following motion:

“To send a positive referral to the Zoning Commission for Application #AZR 25-06, the referral of amendments to the Official Zoning Map of the City of Bristol. 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