

AZR – 25-03

Commercial,

Industrial and

Mixed-Use

District

Amendments



AZR 25-03

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 25-03

Proposal: Review, discussion and possible adoption of the Commercial, Industrial and Mixed-Use Districts Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Recommendation #19 – Allow a Wider Range of Uses in Commercial and Industrial Zones.
- Recommendation #20 – Amend Principal Use Permit Requirements.
- Recommendation #21 – Amend Accessory Use Permit Requirements.
- Recommendation #22 – Amend BN Zone.
- Recommendation #23 – Eliminate the Unified Downtown Development Regulations.
- Recommendation #24 – Amend the IP-25 (Industrial Park) Zone Standards.
- Recommendation #25 – Amend the BD (Downtown Business) Zone Regulations.
- Recommendation #26 – Amend the BD (Downtown Business) Zone Boundary.
- Recommendation #27 – Provide Regulations for Cannabis Cultivation.
- Recommendation #28 – Convert the BT Overlay to a Base Zoning District.
- Recommendation #36 – Allow Battery Energy Storage Systems (BESS) as an accessory use.

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

<https://www.bristolct.gov/DocumentCenter/View/49029/CommercialIndustrialZoneAmendments-041125>

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

Date: 4/17/2024

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.

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).

Continued on next page



Principal Use (Only principal uses that are recommended for amendment are shown)	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	—	—	—
Animal Day Care Facility	—	—	—	—	—	SP	SP	SP	SP
Brewpub	—	SP	ZP	SP	SP	SP	—	—	—
Climate Controlled Self-Storage Facility	—	—	SP	—	ZP+S	ZP+S	—	—	—
Contractor Yard	—	—	—	—	—	ZP+S	SP	SP	SP
Conversion to Three-Family	ZP+S	ZP+S	—	ZP+S	—	—	—	—	—
Conversion to Two-Family	ZP+S	ZP+S	—	ZP+S	—	—	—	—	—
Environmental Service Facility	—	—	—	—	—	SP	SP	SP	SP
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 and Heating Fuel Storage Facility	—	—	—	—	—	SP	SP	SP	SP
Indoor Entertainment Facility	—	SP	ZP	—	SP	SP	—	—	—
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	SP	ZP+S	ZP+S	ZP+S
Nursery	—	ZP+S	—	—	SP	SP	—	—	—
Restaurant, Take Out	SP	ZP+S	ZP	—	ZP+S	SP	SP	SP	SP
Social Services Agency or Charitable Institution	SP	ZP+S	ZP	—	SP	—	—	—	—
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 Trade Contractor	—	—	—	—	SP	ZP+S	ZP+S	ZP+S	ZP+S
Taxicab Service	—	—	ZP	—	—	ZP+S	—	—	—
Tennis or Racquet Clubs	—	—	SP	—	—	SP	—	—	—
Wholesale Business	—	ZP+S	—	—	—	ZP+S	ZP+S	ZP+S	ZP+S

Key
Uses to be added as permitted uses shown in red.



City of Bristol Comprehensive Zoning Update

Date: 3/24/2024

Recommendation 20: Amend Principal Use Permit Requirements

Purpose: Amend permit requirements for principal uses in commercial, industrial, and mixed-use zones to facilitate economic development, reduce administrative burden, and better distribute workload between the Planning and Zoning Commissions.

Description: This recommendation would reduce the Special Permit requirement for multiple principal uses across zoning districts to a Site Plan requirement. This recommendation seeks to make the permit requirement more consistent across uses and reserves the Special Permit requirement for high-intensity or highly impactful uses. It would also require a Site Plan Application for mixed-use development in the BD zone, which is currently permitted by Zoning Permit

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

Potential Impacts: This recommendation will shift workload from the Zoning Commission, which reviews Special Permits, to the Planning Commission, which reviews Site Plans.

Context: The Special Permit requirement is widely used across Connecticut for mixed-use, commercial, industrial and other high intensity uses but this permit requirement is often applied broadly without sensitivity to specific uses. This increases the workload for staff and commissions, lengthens the review and approval process, and adds cost to development.

Recommended Zoning Amendments:

1. Require a Site Plan Application for mixed-use development in the BD. This use is currently allowed by Zoning Permit by amending the Principal Use Summary Table of Section 4.2 (see next page).
2. Reduce the Special Permit requirement for select principal uses to a Site Plan requirement in commercial, industrial, and mixed-use zones by amending the Principal Use Summary Table of Section 4.2 (see next page).

Continued on next page



Principal Use (Only principal uses that are recommended for amendment are shown)	Commercial, Industrial, and Mixed-Use Districts								
	BN	BG	BD	BT	BHC	I	IP-1	IP-3	IP-25
Adult Day Care Center	SP ZP+S	SP ZP+S	ZP	—	SP ZP+S	—	—	—	—
Business or Professional Office	SP ZP+S	ZP+S	ZP	SP	ZP+S	SP ZP+S	ZP+S	ZP+S	ZP+S
Child Care Center	SP ZP+S	SP ZP+S	ZP	—	SP ZP+S	SP	SP	SP	SP
Fitness Club	—	ZP+S	ZP/	—	ZP+S	SP ZP+S	SP ZP+S	SP ZP+S	—
Garden Supply	—	ZP+S	—	—	SP ZP+S	—	—	—	—
Indoor Entertainment Facility	—	SP ZP+S	ZP	—	SP ZP+S	—	—	—	—
Medical Office	SP ZP+S	ZP+S	ZP	SP	ZP+S	—	SP ZP+S	SP ZP+S	SP ZP+S
Mixed-Use Development	SP	SP	ZP+S	SP	SP	—	—	—	—
Personal Service Establishment	ZP+S	ZP+S	ZP	SP ZP+S	ZP+S	—	—	—	—
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	—	—	—	—
Social Services Agency or Charitable	SP	ZP+S	ZP	—	SP ZP+S	—	—	—	—
Specialty Food or Beverage Establishment	SP ZP+S	ZP+S	ZP	SP	ZP+S	—	—	—	—

Key
 Items in red are recommended for Site Plan approval.
 The current permit requirement is shown in ~~strikethrough~~ text.



City of Bristol Comprehensive Zoning Update

Date: 12/17/2024

Recommendation 21: Amend Accessory Use Permit Requirements

Purpose: More appropriately regulate accessory uses based upon potential impacts of the uses.

Description: This recommendation would modify the permit requirement for three accessory uses across most zoning districts. These uses include: ground-mounted solar panels, parking structures, and sports courts. This recommendation seeks to make the permit requirement more consistent for uses across districts and establish permit requirements that are aligned with the intensity of the use.

Geographic Extents: All commercial, industrial, and mixed-use zoning districts with exception of the BT zone.

Potential Impacts: This recommendation will shift workload from the Zoning Commission, which reviews Special Permits, to the Planning Commission, which reviews Site Plans and will require review of uses that are currently approved administratively by the Planning Commission.

Context: Sports courts are potentially impactful uses due to noise and must be sited and a buffered appropriately based upon adjacent land uses. Parking structures (this excludes residential garages) are large multi-level structures that have access requirements and should therefore be subject to a Site Plan review. Ground-mounted solar panels are benign uses that are environmentally beneficial and can appropriately be reviewed through a Site Plan requirement.

Recommended Zoning Amendments:

1. Increase the permit requirement for select accessory uses from a Zoning Permit to a Site Plan requirement in commercial, industrial, and mixed-use zones by amending the Accessory Use Summary Table of Section 5.2 (see excerpt of table below).
2. Reduce the permit requirement for select accessory uses from a Special Permit to a Site Plan requirement in commercial, industrial, and mixed-use zones by amending the Accessory Use Summary Table of Section 5.2 (see excerpt of table below).

Accessory Use	BN	BG	BD	BT	BHC	I	IP-1	IP-3	IP-25
Ground-Mounted Solar Panels	SP ZP+S	SP ZP+S	SP ZP+S	—	SP ZP+S	SP ZP+S	SP ZP+S	SP ZP+S	SP ZP+S
Parking Structures	—	ZP ZP+S	ZP ZP+S	—	ZP ZP+S	ZP ZP+S	ZP ZP+S	ZP ZP+S	ZP ZP+S
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

Key

Recommended permit requirement shown in red text.
The current permit requirement is shown in ~~strikethrough~~ text.



City of Bristol Comprehensive Zoning Update

Date: 12/17/2024

Recommendation 22: Amend BN Zone

Purpose: Provide more flexibility in the BN zone to allow for a greater scale of uses in response to changing retail market conditions.

Description: Increase the maximum permitted establishment size from 2,500 square feet to 5,000 square feet and remove the restriction on maximum building size.

Geographic Extents: BN zone

Potential Impacts: May incentivize redevelopment within BN zone.

Context: Retail market conditions are changing due to online commerce and demand for retail space has weakened.

Recommended Zoning Amendments:

1. Amend Section 8.2.1 as follows:

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~~ 5,000 square feet.
- ~~B. On any lot, the gross floor area of all buildings shall not exceed 12,000 square feet.~~



City of Bristol Comprehensive Zoning Update

Date: 12/17/2024

Recommendation 23: Eliminate the Unified Downtown Development Regulations

Purpose: Eliminate an unproductive section of the zoning regulations to simplify the regulations and remove redundancy and potentially conflicting standards.

Description: Eliminate the Unified Downtown Development regulations, which are unique to the BD zone.

Geographic Extents: BD zone.

Potential Impacts: None

Context: The Unified Downtown Development Regulations have never been successfully used to facilitate development in the BD zone. Downtown development has successfully occurred without use of the Unified Downtown Development regulations. The regulations are complex and provide parallel and alternative standards to the BD zone. There is nothing in the regulations that prevent the unified development of parcels in the Downtown and the unified downtown development regulations are not required to facilitate such development.

Recommended Zoning Amendments:

1. Eliminate Section 8.4.8 Unified Downtown Development Projects regulations and remove references to the Unified Downtown Development in the Section 4.2 Principal Use Summary Table and from the Section 19 Use Definitions.



City of Bristol Comprehensive Zoning Update

Date: 12/17/2024

Recommendation 24: Amend the IP-25 Zone Standards

Purpose: The IP-25 zone has a high minimum lot size requirement (25 acres) that presents a barrier to the use of land in the zone for developments on lots smaller than 25 acres unless subdivided. Amending the lot standards will enable smaller scale developments in this zone.

Description: The recommended amendment adopts the subdivision standards of the IP-25 zone as the standards for the zone thereby reducing the minimum lot size to 5 acres and reducing lot width, yard requirements, and building height while increase building and impervious coverage. A name change from IP-25 to IP-5 is recommended to align the district name with the new lot size minimum.

Geographic Extents: IP-25 zone

Potential Impacts: May incentivize new development in the IP-25 zone.

Context: There is only one IP-25 zone in Bristol, located in the northwest corner of the City, and bounded by the Plymouth town line, Minor Street, Hill Street, and Marsh Road. The zone is 234 acres in total and there are 8 parcels in the zone with three City-owned parcels comprising 28.7 acres. Seven of the eight properties in the zone are undeveloped. The developed property is the 139-acre industrial property occupied by ClarkDietrich/Holcim.

Recommended Zoning Amendments:

1. Rename the IP-25 to the IP-5. Update throughout the regulations and on Zoning Map as required.
2. Amend the standards in Section 8.1 as follows (new text shown in red, text to be removed shown in strikethrough):

Standard	IP-25 IP-5
A) Minimum Lot Area (sf or acres if noted)	25 ac ¹ 5 ac
B) Minimum Lot Frontage (ft)	N/A
C) Minimum Lot Width (ft)	500 250
D) Minimum Front Yard on a State highway (ft)	125 75
E) Minimum Front Yard on a City street (ft)	100 60
F) Maximum Front Yard (ft)	N/A
G) Minimum Front Yard on a City street opposite a residential zone (ft)	150 90
H) Minimum Side Yard (ft)	50 25
I) Minimum Side Yard abutting a residential zone (ft)	150 75
J) Minimum Rear Yard (ft)	50 25
K) Minimum Rear Yard abutting a residential zone (ft)	150 75
L) Maximum Building Height (ft)	60 50
M) Maximum Building Coverage (%)	20 30
N) Maximum Impervious Coverage (%)	60 70



City of Bristol Comprehensive Zoning Update

Date: 1/29/2025

Recommendation 25: Amend BD Zone Regulations

Purpose: Simplify the BD zone regulations to provide more consistent standards.

Description: This recommended amendment would simplify the BD zone regulations by eliminating the BD-1 and BD-2 subareas and treating the entire BD under a common set of standards. This would require an amendment to Sections 4.3.15, 8.4.2, and 8.4.8. This also requires amending the official zoning map to relabel existing BD-1 and BD-2 areas as BD.

Geographic Extents: BD zone

Potential Impacts: None

Context: The BD zone is divided into the BD-1 and BD-2. The standards vary minimally.

Recommended Zoning Amendments:

1. Eliminate Section 4.3.15 and provide those standards directly in an amended Section 8.4.2.
2. Amend Section 8.4.2.B as follows (new text in red, removed text in ~~strikethrough~~):

Building Element	Standard	Explanatory Notes
	BD-1 BD Zone BD-2 Zone	
Floor-area ratio	Minimum of 0.6.	The gross floor area of all buildings on the lot and the lot area of all contiguous lots expressly devoted to the development (e.g., for off-street parking) shall be included in this calculation.
Build-to line	Maximum of 10 feet.	At least the first two building stories shall comply with this standard. In developments containing two or more principal buildings, each such building shall comply with this standard independently of any other building on the lot. The Commission may allow a build-to line as far back as 25 feet for up to 50% of the projected length of the building's street-facing walls if an outdoor dining area, an outdoor merchandise display area, or a public plaza or similar public space is created between the front lot line and the greater build-to line.
Building height	Minimum of 18 feet.	Building height shall be measured from the first-floor elevation of the building or the average elevation of the adjoining public sidewalk, whichever is greater. The building's basement or cellar (if any) shall not be included in this calculation. In developments containing two or more principal buildings, each such building shall comply with this standard independently of any other building on the lot.



Building Element	Standard	Explanatory Notes
	BD-1 BD Zone BD-2 Zone	
Number of building stories	<p>Minimum of 2 full stories.</p> <p>Minimum of 2 full stories, for buildings designed to accommodate one occupant.</p> <p>Minimum of 1 story, for buildings designed to accommodate two or more occupants.</p>	<p>For buildings with two or more stories, The gross floor area of the second story shall be equal to at least 75% of the gross floor area of the first story in order for it to be counted as a full story.</p> <p>The building's basement or cellar (if any) shall not be included in this calculation.</p> <p>In developments containing two or more principal buildings, each such building shall comply with this standard independently of any other building on the lot.</p>
Area of street-level, street-facing walls consisting of windows and public entrance/exit doors ("building fenestration")	<p>Minimum of 65% 60% of such wall area devoted to non-residential uses.</p> <p>Minimum of 50% of such wall area devoted to non-residential uses.</p>	<p>The wall area shall be measured between 2 and 10 feet above the top of the building foundation.</p> <p>Windows and public entrance/exit doors shall contain clear or tinted glass capable of providing an unobstructed view from the outside into the building.</p> <p>In developments containing two or more buildings, each building shall comply with this standard independently of any other building on the lot.</p>
Projected length of all street-level, street-facing building walls as a percentage of total lot frontage ("building frontage-lot frontage ratio")	Minimum of 65%.	The frontage of all contiguous lots expressly devoted to the development (e.g., for off-street parking) shall be included in this calculation.
Orientation of building entrances	<p>Each street-level business shall have at least one entrance on a public street.</p> <p>No more than two businesses in the same building shall share the same building entrance unless the entrance also provides an entry to uses above or below the street level.</p>	

Continued on next page



3. Amend Section 8.4.2.C as follows (new text in red, removed text in ~~strike~~through):

C. Corner Lot Standards

1. Buildings shall comply with the standards for building height, number of building stories, and build-to line on each street on which the lot has frontage.
2. Buildings shall comply with the standard for building fenestration on all street level, street-facing building walls.
- ~~3.~~ Buildings/developments shall comply with the standard for building frontage-lot frontage ratio **along the total of the frontage.** ~~as follows:~~
 - ~~a.~~ If the lot has frontage on two streets in the BD-1 zone, the standard shall be met along each street.
 - ~~b.~~ If the lot has frontage on a street in the BD-1 zone and a street in the BD-2 zone, the standard shall be met along both the street in the BD-1 zone and along the total lot frontage.
 - ~~c.~~ If the lot has frontage on two streets in the BD-2 zone, the standard shall be met along the total lot frontage.
4. Building entrances shall be oriented to the street corner, or to the street having the higher functional classification (per CT DOT Functional Classification Map) along which the lot has frontage.

4. Amend Section 8.4.8 as follows:

- a. If Recommendation 23 to remove the Unified Downtown Development Projects from the regulations is adopted, then no action is necessary.
 - b. If Recommendation 23 is not adopted, then all references to the "BD-1" in Section 8.4.8 should be replaced with "BD".
5. Amend the official zoning map to replace "BD-1" and "BD-2" labels and color scheme with a "BD" label and singular color.



City of Bristol Comprehensive Zoning Update

Date: 1/29/2025

Recommendation 26: Amend BD Zone Boundary

Purpose: Include a commercial/industrial property adjacent to the BD zone that is currently zoned R15/BT to improve conformity of the property and expand potential for reuse/redevelopment of the site.

Description: This recommended amendment would modify the boundaries of the BD zone to include a commercial/industrial property located at 135-153 Center Street.

Geographic Extents: BD zone, R15/BT zone

Potential Impacts: May incentivize improvement of or reuse of site.

Context: There are few commercial sites in residential zones that directly abut the BD.

Recommended Zoning Amendments:

1. Amend the zoning map as shown below to include 135-153 Center Street (Map Block Lot 26-169) within the BD.



Recommended BD Zone Boundary



City of Bristol Comprehensive Zoning Update

Date: 4/11/25

Recommendation 36: Battery Energy Storage Systems

Purpose: Allow battery energy storage systems (BESS) 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. Systems over 1 MWh (1,000 kWh) in size are regulated by the CT Siting Council and are not subject to local zoning control.

There are concerns over fire hazards and potential soil and groundwater contamination caused by fires at BESS systems. A March 2025 report by the Fire & Risk Alliance found that: "In none of the reviewed cases of environmental sampling related to the BESS fire events were contaminant concentrations found that would pose a public health concern or necessitate further remediation. This finding includes airborne contamination sampling conducted on-site, off-site, and within nearby communities, as well as relevant sampling of water from firefighting activities, automatic suppression system run-off, and groundwater testing in specific instances."

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 (BN, BG, BD, BT, BHC, I, IP-1, IP-3, IP-25) 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)



5.4.7 Battery Energy Storage Systems

- A. Applicability:
 - 1. Battery energy storage systems with a total capacity of 80 kWh or less shall be allowed in all zones as of right and shall not require a zoning permit, but shall be subject to all applicable building, electrical, and fire safety codes. Only one system shall be permitted per principal structure.
 - 2. Battery energy storage systems with a total capacity of more than 80 kWh and up to 600 kWh per site shall be permitted in accordance with Section 5.2 subject to the requirements of Items B through E below in addition to all applicable building, electrical, and fire safety codes.
 - 3. Battery energy storage systems with a total capacity of more than 600 kWh per site shall be permitted in accordance with Section 5.2 subject to the requirements of Items B through E below in addition to all applicable building, electrical, and fire safety codes. No such system shall be located within an Aquifer Protection Area.
- B. Location:
 - 1. Shall not be located within a required yard or within 50 feet of a side or rear property line.
 - 2. Shall not be located closer to the front property line than the principal building.
 - 3. Shall not be located within 100 feet from a property containing a single, two-family, or multi-family residential use.
 - 4. Auxiliary equipment, including required transformers, may be located closer than 50 feet to a property line but shall not be located in a required yard and shall be suitably screened from public view.
- C. Height and Size:
 - 1. The maximum height, including any supporting structures, shall not exceed 15 feet.
 - 2. The maximum system footprint, excluding the enclosure area between the required fence and system, shall not exceed 300 square feet.
- D. Security and Screening:
 - 1. The system shall be substantially screened from public view using landscaping or opaque fence or wall.
 - 2. The system shall be enclosed with a fence of not less than 6 feet in height. The enclosure shall be secured with a self-locking gate or other secure locking mechanism required by relevant building and fire codes.
 - 3. A suitable vehicle mitigation barrier shall be provided if located within 25 feet of a parking area or driveway.
 - 4. Security lighting shall be provided for emergency operations and shall be reasonably shielded so as not to result in light trespass on adjacent properties.
- E. Plan Requirement
 - 1. Systems exceeding 80 kWh up to 600 kWh: A site plan based upon a Class A-2 survey and stamped by a professional engineer demonstrating compliance with this Section shall be provided prior to the issuance of a Zoning Permit for a battery energy storage system. A site plan shall not be required for a system located within the principal structure.
 - 2. Systems exceeding 600 kWh: A Site Plan is required in accordance with the Special Permit requirements of Sections 16.2.2.E and the Site Plan requirements of Section 16.3.

- 4. Add the following definition to Section 19 Use Definitions:

Battery Energy Storage System: A system consisting of batteries, electric components, and associated equipment designed to store electrical energy for use at a later time.

Referrals and Responses

ZONING REFERRAL FORM

FOR: NOTIFICATION OF REFERRALS BY ZONING COMMISSIONS	
Please fill in, save a copy for your records and send with appropriate attachments by certified mail or electronically to: zoningref@crcog.org	
FROM: <input type="checkbox"/> Zoning Commission <input type="checkbox"/> Planning and Zoning Commission <input type="checkbox"/> City or Town Council (acting as Zoning Commission)	Municipality:
TO: 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>	
NATURE OF PROPOSED CHANGE:	
<input type="checkbox"/> Adoption of amendment of ZONING MAP for any area within 500 feet of another Capitol Region Municipality. Attach map showing proposed change.	<input type="checkbox"/> Adoption or amendment of ZONING REGULATIONS applying to any zone within 500 feet of another Capitol Region Municipality. Attach copy of proposed change in regulations.
THE CHANGE WAS REQUESTED BY: <input type="checkbox"/> Municipal Agency: <input type="checkbox"/> Petition	AZR 25-03
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:	
(FOR USE BY CRCOG)	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.

CRCOG-2017

Commercial and Industrial

May 16, 2025

TO: BRISTOL PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2025-46: Proposed text amendments regarding Commercial and Industrial 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.

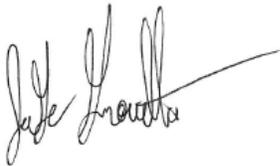
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

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: 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 25-03

Proposal: Review, discussion and possible adoption of the Commercial, Industrial and Mixed-Use Districts Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Recommendation #19 – Allow a Wider Range of Uses in Commercial and Industrial Zones.
- Recommendation #20 – Amend Principal Use Permit Requirements.
- Recommendation #21 – Amend Accessory Use Permit Requirements.
- Recommendation #22 – Amend BN Zone.
- Recommendation #23 – Eliminate the Unified Downtown Development Regulations.
- Recommendation #24 – Amend the IP-25 (Industrial Park) Zone Standards.
- Recommendation #25 – Amend the BD (Downtown Business) Zone Regulations.
- Recommendation #26 – Amend the BD (Downtown Business) Zone Boundary.
- Recommendation #27 – Provide Regulations for Cannabis Cultivation.
- Recommendation #28 – Convert the BT Overlay to a Base Zoning District.
- Recommendation #36 – Allow Battery Energy Storage Systems (BESS) as an accessory use.

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

<https://www.bristolct.gov/DocumentCenter/View/49029/CommercialIndustrialZoneAmendments-041125>

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: 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 25-03](#)

Proposal: Review, discussion and possible adoption of the Commercial, Industrial and Mixed-Use Districts Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Recommendation #19 – Allow a Wider Range of Uses in Commercial and Industrial Zones.
- Recommendation #20 – Amend Principal Use Permit Requirements.
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- Recommendation #25 – Amend the BD (Downtown Business) Zone Regulations.
- Recommendation #26 – Amend the BD (Downtown Business) Zone Boundary.
- Recommendation #27 – Provide Regulations for Cannabis Cultivation.
- Recommendation #28 – Convert the BT Overlay to a Base Zoning District.
- Recommendation #36 – Allow Battery Energy Storage Systems (BESS) as an accessory use.

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

<https://www.bristolct.gov/DocumentCenter/View/49029/CommercialIndustrialZoneAmendments-041125>

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.

STAFF COMMENTS:

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

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



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:

Application #AZR 25-03

Proposal: Review, discussion and possible adoption of the Commercial, Industrial and Mixed-Use Districts Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Recommendation #19 – Allow a Wider Range of Uses in Commercial and Industrial Zones.
- Recommendation #20 – Amend Principal Use Permit Requirements.
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- Recommendation #27 – Provide Regulations for Cannabis Cultivation.
- Recommendation #28 – Convert the BT Overlay to a Base Zoning District.
- Recommendation #36 – Allow Battery Energy Storage Systems (BESS) as an accessory use.

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

<https://www.bristolct.gov/DocumentCenter/View/49029/CommercialIndustrialZoneAmendments-041125>

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: 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 25-03

Proposal: Review, discussion and possible adoption of the Commercial, Industrial and Mixed-Use Districts Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Recommendation #19 – Allow a Wider Range of Uses in Commercial and Industrial Zones.
- Recommendation #20 – Amend Principal Use Permit Requirements.
- Recommendation #21 – Amend Accessory Use Permit Requirements.
- Recommendation #22 – Amend BN Zone.
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- Recommendation #26 – Amend the BD (Downtown Business) Zone Boundary.
- Recommendation #27 – Provide Regulations for Cannabis Cultivation.
- Recommendation #28 – Convert the BT Overlay to a Base Zoning District.
- Recommendation #36 – Allow Battery Energy Storage Systems (BESS) as an accessory use.

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

<https://www.bristolct.gov/DocumentCenter/View/49029/CommercialIndustrialZoneAmendments-041125>

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-64-041525-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 Commercial, Industrial and Mixed-Use Districts Zoning Amendments associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Allow a Wider Range of Uses in Commercial and Industrial Zones.
- Amend Principal Use Permit Requirements.
- Amend Accessory Use Permit Requirements.
- Amend BN Zone.
- Eliminate the Unified Downtown Development Regulations.
- Amend the IP-25 (Industrial Park) Zone Standards.
- Amend the BD (Downtown Business) Zone Regulations.
- Amend the BD (Downtown Business) Zone Boundary.
- Provide Regulations for Cannabis Cultivation.
- Convert the BT Overlay to a Base Zoning District.
- Allow Battery Energy Storage Systems (BESS) as an accessory 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

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 25-03

Proposal: Review, discussion and possible adoption of the Commercial, Industrial and Mixed-Use Districts Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Recommendation #19 – Allow a Wider Range of Uses in Commercial and Industrial Zones.
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- Recommendation #28 – Convert the BT Overlay to a Base Zoning District.
- Recommendation #36 – Allow Battery Energy Storage Systems (BESS) as an accessory use.

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

<https://www.bristolct.gov/DocumentCenter/View/49029/CommercialIndustrialZoneAmendments-041125>

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 25-03

Proposal: Review, discussion and possible adoption of the Commercial, Industrial and Mixed-Use Districts Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Recommendation #19 – Allow a Wider Range of Uses in Commercial and Industrial Zones.
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Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49029/CommercialIndustrialZoneAmendments-041125>

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 25-03

Proposal: Review, discussion and possible adoption of the Commercial, Industrial and Mixed-Use Districts Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

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

<https://www.bristolct.gov/DocumentCenter/View/49029/CommercialIndustrialZoneAmendments-041125>

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 25-03 – Referral of the Commercial, Industrial and Mixed-Use District Zone 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 25-03, the Commercial, Industrial and Mixed-Use District Zone 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.