

AZR-25-05

Unified

Residential

Development

for the

RM Zone

Amendments



AZR 25-05

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 25-05

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

Recommendation #32 – Amend the Unified Residential Development (URD) Regulations of the RM Zone.

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

<https://www.bristolct.gov/DocumentCenter/View/49085/AZR-25-05-URD-RM-Amendment-032525>

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: 3/24/25

Recommendation 32: Amend the Unified Residential Regulations of the RM Zone

Purpose: Require unified residential development to be more consistent with development patterns in the RM zone.

Description: Reduce the permitted unit density by 50% (from 18 units per acre to 9 units per acre). Increase the front yard setback to match the RM zone, require buildings facing the street to be oriented to the street, remove requirements for barriers in the front yard, and provide off-street parking requirement as established by Section 13 of the Regulations.

Geographic Extents: RM Zone

Potential Impacts: Will require front yards that are comparable with surrounding development and will reduce permitted density

Context: The front yard setback and building orientation to the street and residential density are primary features in the compatibility of a property with surrounding properties.

Recommended Zoning Amendments:

1. Reduce the permitted density (9.2.3.C.1) from 18 units per acre to 9 units per acre.
2. Increase the front yard setback (Section 9.2.3.C.1) from a minimum of 6 feet to a minimum of 15 feet to match the standards for the RM zone.
3. Remove the parking requirement stipulated in Section 9.2.3.B.6 and instead reference the parking requirements currently in place for unified residential development in Section 13 as follows (new text show in red, text to be removed shown in ~~strikethrough~~):
 6. The ~~required minimum~~ number of off-street parking spaces shall be **provided as required by Section 13 of these Regulations.** ~~2 per dwelling unit.~~
4. Amend Section 9.2.3.F.3 as follows (new text show in red, text to be removed shown in ~~strikethrough~~):
 3. Dwelling units facing the street shall be **oriented to the street and the primary entrance to each dwelling unit shall be oriented to the street.** ~~separated from the street by steps, landscaping, fences, porches, or grade changes.~~

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 25-05
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



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 25-05

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

Recommendation #32 – Amend the Unified Residential Development (URD) Regulations of the RM Zone.

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

<https://www.bristolct.gov/DocumentCenter/View/49085/AZR-25-05-URD-RM-Amendment-032525>

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.

URD-RM Zone - Residential

May 16, 2025

TO: BRISTOL PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2025-48: Proposed text amendments regarding the Unified Residential Development Regulations for the RM 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.

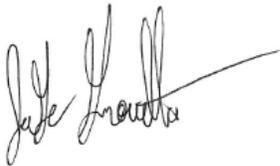
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

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:

Application #AZR 25-05

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

Recommendation #32 – Amend the Unified Residential Development (URD) Regulations of the RM Zone.

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

<https://www.bristolct.gov/DocumentCenter/View/49085/AZR-25-05-URD-RM-Amendment-032525>

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 25-05

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

Recommendation #32 – Amend the Unified Residential Development (URD) Regulations of the RM Zone.

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

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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, Senior Community Planner, NVCOG, 49 Leavenworth Street, Suite 303, Waterbury (203-757-0535)

DATE: April 21, 2025

NVCOG FILE NO.:	BRIS-66-041525-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 Zoning Amendment to the Unified Residential Development Regulations for the RM Zone associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Amend the Unified Residential Development (URD) Regulations of the RM Zone.

STAFF RECOMMENDATION:

Staff finds the proposed text amendments not to be regionally significant and present no apparent inter-municipal 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 25-05

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

Recommendation #32 – Amend the Unified Residential Development (URD) Regulations of the RM Zone.

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

<https://www.bristolct.gov/DocumentCenter/View/49085/AZR-25-05-URD-RM-Amendment-032525>

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 25-05

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

Recommendation #32 – Amend the Unified Residential Development (URD) Regulations of the RM Zone.

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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.



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 25-05

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

Recommendation #32 – Amend the Unified Residential Development (URD) Regulations of the RM Zone.

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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.



City of Bristol
BRISTOL, CONNECTICUT 06010
Planning Commission

DATE: May 20, 2025

TO: Bristol Zoning Commission

FROM: Bristol Planning Commission

RE: Application #AZR 25-05 – Referral of the Unified Residential Development (URD) Regulations for the RM 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 25-05, the Unified Residential Development (URD) Regulations for the RM 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.