

AREA AND DIMENSIONAL REQUIREMENTS, BRISTOL ZONING DISTRICTS  
 ZONING REGULATIONS - CITY OF BRISTOL - EFFECTIVE: **AUGUST 1, 2025**

	Single-Family Residential							A - Multi-Family Residential		
	R-10	R-15	R-25	R-40	RM-5	RT-5	SDD	≤ 8 du's/ac.	> 8 du's/ac.	Single-Family Subdivisions
minimum lot area (sq. ft.)	10,000	15,000	25,000	40,000	5,000	5,000	5,500	2 acres	4 acres	6,000
minimum lot frontage (ft.)	85	100	125	150	50	50	40	50	50	60
minimum front yard (ft.)	20	25	40	50	15	5	25	40	40	15
maximum front yard (ft.)	NA	NA	NA	NA	NA	15	NA	NA	NA	NA
minimum side yard (each) (ft.)	8	10	15	20	6	6	5	25; 50 abutting an R zone		6
minimum rear yard (ft.)	20	25	40	50	15	15	20	25; 50 abutting an R zone		15
maximum building height (ft.)	35	35	35	35	40	40	35	NA	NA	NA
maximum building coverage (%)	35	30	25	20	40	40	40	30	35	40
maximum impervious coverage (%)	75	70	65	60	80	80	NA	40	50	NA
minimum lot width (ft.)	NA	NA	NA	NA	NA	NA	NA	150	200	NA
<b>NA=Not Applicable</b>	<b>Business</b>					<b>Industrial</b>				
		<b>BN</b>	<b>BG</b>	<b>BD</b>	<b>BHC</b>		<b>I</b>	<b>IP-1</b>	<b>IP-3</b>	<b>IP-5</b>
minimum lot area (sq. ft.)		15,000	15,000	NA	15,000		25,000	50,000	3 ac.	5 ac.
minimum lot frontage (ft.)		NA	NA	NA	NA		NA	NA	NA	NA
minimum lot width (ft.)		100	100	NA	100		100	160	250	250
minimum front yard on a State highway (ft.)		20	20	NA	20		50	50	75	75
minimum front yard on a city street (ft.)		20	20	NA	20		15	35	60	60
maximum front yard (ft.)		NA	NA	10	NA		NA	NA	NA	NA
minimum front yard on a city street opposite a Residential zone (ft.)		25	25	NA	25		15	60	90	90
minimum side yard (each) (ft.)		15	15	NA	15		15	15	25	25
minimum side yard abutting a Residential zone (ft.)		25	25	20	25		25	50	75	75
minimum rear yard (ft.)		15	15	NA	15		15	15	25	25
minimum rear yard abutting a Residential zone (ft.)		25	25	20	25		25	50	75	75
maximum building height (ft.)		40	40	NA	40		50	50	50	50
maximum building coverage (%)		35	35	NA	50		50	40	30	30
maximum impervious coverage (%)		75	75	NA	90		90	80	70	70