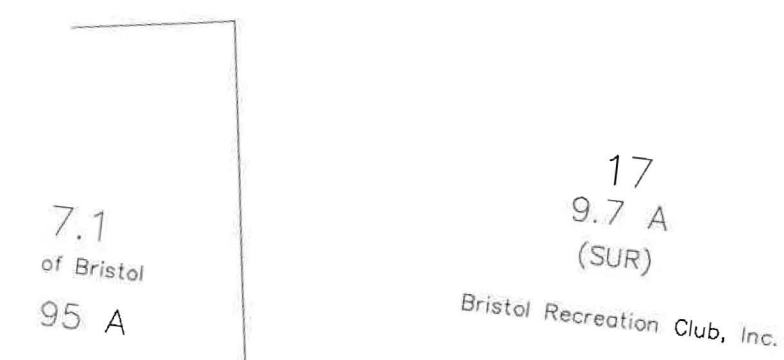
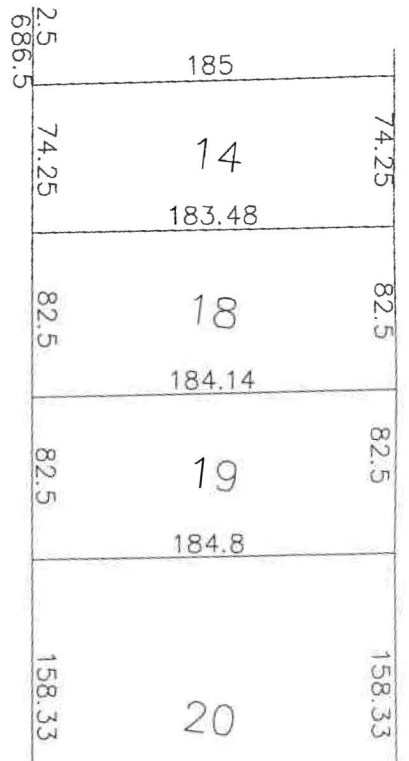


(T. R. 314)



Residential Office Commercial (ROC)

A. Objectives and Guidelines

The purpose of this district is to maintain and enhance the historic look and character, quality of life and mixed-use environment extending outward from Bristol's Village Business District. This area already contains a mixture of historic homes, but also remains suitable for office and commercial development because of its proximity to the existing commercial core of Bristol. Commercial development in this area should complement and reinforce Bristol's village. It should retain the larger historic homes within the district. Accordingly, adaptive re-use of existing buildings is encouraged in a manner that preserves their architectural integrity, and demolition of structurally sound historic structures shall be strongly discouraged. The uses allowed should not greatly impact upon the area residences and therefore should have limited impacts stemming from traffic, noise, odor or safety hazards.

B. Allowed Uses⁴

Permitted (*Site Plan Review)

Exempt Uses (See SECTION 301)	*Office
Dwelling, single family	*Personal Service
Dwelling, two-family	*Business Service
Dwelling, accessory	*Financial Service
Home Occupation	*Media Studio
*Home Business	*Healthcare Clinic
Group Home	
*Boarding House	*Recreation, Indoor
*Retirement Community	*Recreation, Outdoor
B&B	
Family Childcare Home	*Theater
*Daycare Facility	*Retail Store, Class 1
Accessory Use or Building	*Open Air Market
*Government Office	*Grocery store
*Post Office	*Vehicle Service Station
*Emergency Services Facility	*Repair Shop
*Police Station	*Artist/Craftsperson Studio
*Place of Worship	*Farm Product Sales (Class 1)
*Cultural Facility	(Class 2)
*Community Center	
*Club	
*Communications Antenna	

Conditional Use Review

Residential Healthcare Facility
Educational Facility
Restaurant
Snack Bar
Bar
Catering Service
Inn/Guest Facility
Retail Store, Class 2
Lumberyard
Service Station/Convenience Store
Car Wash
Light Industry, Class 1
Research and Development
Veterinary Clinic

C. Dimensional Standards

	Minimum	Maximum
Residential density	n/a	4 dwelling units per acre
Commercial density and lot size	n/a	1 unit /acre ⁵
Residential lot size	10,000 sf	n/a
Lot frontage	50 ft.	n/a
Lot depth	50 ft.	n/a
Lot coverage	n/a	60%
Front-yard setback (measured from the road centerline)	35 ft. principal 45 ft. accessory	n/a
Side-yard/rear-yard setback	10 ft.	n/a
Building height	n/a	35 ft.
Footprint/structure	n/a	20,000 sf principal/ the lesser of 10,000 sf or 50% of the principal structure for accessory structures

⁴ See footnote 1.

⁵ See footnote 2.

High Density Residential (HDR)

A. Objectives and Guidelines

It is the purpose of this district to allow for continued, high-density residential and compatible small business uses within the neighborhoods extending north and east from downtown Bristol. This district is largely developed with single-family homes and it is the intent of these Regulations to protect the existing character and maintain the district's traditional settlement patterns and residents' quality of life.

B. Allowed Uses

Permitted (*Site Plan Review)

Exempt Uses (See SECTION 301)

Dwelling, single family
 Dwelling, two-family
 Dwelling, accessory
 Home Occupation
 Group Home
 Family Childcare Home
 Accessory Use or Building

* Educational Facility
 *Place of Worship
 *Community Center
 *Club

B&B
 *Inn/Guest Facility

Nature Preserve

Conditional Use Review

Dwelling, multi-family

Boarding House
 Retirement Community
 Daycare Facility

Government Office
 Public Works Facility
 Cultural Facility
 Communications Antenna

Office
 Media Studio

Recreation, Indoor

Veterinary Clinic

C. Dimensional Standards

	Minimum	Maximum
Residential density	n/a	4 dwelling units /acre
Commercial density and lot size	n/a	1 unit/acre ⁹
Residential lot size	10,000 sf	n/a
Lot frontage	75 ft.	n/a
Lot depth	75 ft.	n/a
Lot coverage	n/a	50%
Front-yard setback (measured from road centerline)	40 ft. - principal 20 ft. behind principal frontline - accessory	n/a
Side-yard/rear-yard setback	15 ft. - principal 10 ft. - accessory	n/a
Building height	n/a	35 ft.
Footprint/structure	n/a	5,000 sf - principal 1,000 sf - accessory

⁹ In all districts, commercial lot sizes, but not commercial density, may be reduced to the minimum residential lot size but only as part of a planned unit development approved by the Planning Commission.