

Village Business (VB)

A. Objectives and Guidelines

The purpose of this district is to promote the economic vitality of Bristol's downtown business district, while maintaining its historic character, pedestrian scale and orientation, and small town atmosphere. This district is densely developed, largely with block commercial buildings, and is and planned to be Bristol's primary retail center. Use of existing storefronts on Main Street for non-retail purposes shall be strongly discouraged and ground floor residential occupancy shall be prohibited. Full utilization of existing buildings is encouraged in a manner that preserves their architectural integrity, and demolition of structurally sound historic structures shall be prohibited.

B. Allowed Uses

Permitted (*Site Plan Review)

*Dwelling, multi-family	*Personal service
Home occupation [existing home]	*Business service
*Home business [existing home]	*Financial service
Group home [existing home]	*Media studio
Family childcare [existing home]	*Restaurant
*Daycare facility	B&B [existing home]
*Government office	*Inn/guest facility
*Post office	*Recreation, indoor
*Police station	*Recreation, outdoor
*Educational facility	*Theater
*Place of worship	*Retail, Class 1 & 2
*Cultural facility	*Open air market
*Community center	*Grocery store
*Club	*Artist/craftsperson studio
*Communications antenna	Agriculture
*Office	Silviculture
	*Accessory use or building

Conditional

Healthcare clinic
 Snack bar
 Bar
 Catering services
 Hotel
 Retail, Class 3
 Farm product sales
 Veterinary clinic

C. Dimensional Standards

	Minimum	Maximum
Residential density		6 dwelling units per acre
Floor area ratio (FAR)	1.0	2.0
Lot size	10,000 sf	
Lot frontage	50 ft	
Lot coverage		90%
Road/front setback*	0 ft principal / 20 ft accessory	10 ft principal
Property line setback	0 ft principal / 5 ft accessory	
Height	2 stories principal	35 ft
Footprint	30,000 sf principal / 10,000 sf accessory	

Neighborhood Commercial (NC)

A. Objectives and Guidelines

This district is the densely developed commercial core of Bristol. An objective of these regulations is to encourage this area to remain the commercial center of Bristol and to be oriented toward retail trade.

B. Permitted Uses

By Right

Retail store
 Personal service
 Restaurant
 Professional or business office
 Community facility
 Indoor recreation facilities
 One and two family dwellings
 Accessory building
 Home occupation

Conditional

Repair shop
 Retail or wholesale distribution
 Light manufacturing
 Multi-family dwelling
 Clinic
 Dry cleaner
 Laundromat

C. Specific Regulations

Lot area minimum	15,000 sf
Lot frontage minimum	50 ft
Lot depth minimum	50 ft
Front yard setback minimum	40 ft
Rear yard setback minimum	10 ft
Side yard setback minimum	10 ft
Lot coverage maximum	85%
Building height maximum	35 ft



Village Mixed (VM)

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 along the main travel corridors extending outward from the Bristol's village business district. 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 prohibited. Further, it is not the intent of this district to promote strip commercial development. Businesses with high rates of traffic generation shall be prohibited unless traffic impacts on public roads are fully mitigated. While moderate-scale and incidental retail uses will be accommodated in this district, development that would increase the amount of retail square footage to a level not commensurate with the town's population and that could impact the economic viability of the downtown by redirecting customer traffic away from existing retail areas will be discouraged.

B. Allowed Uses

Permitted (*Site Plan Review)			
Dwelling, single-family	*Government office	*Personal service	*Recreation, outdoor
Dwelling, two-family	*Post office	*Business service	*Theater
*Dwelling, multi-family	Family childcare home	*Financial service	*Retail, Class 1
Dwelling, accessory	*Educational facility	*Media studio	*Open air market
Home occupation	*Place of worship	*Healthcare clinic	*Artist/craft studio
*Home business	*Cultural facility	*Restaurant	Agriculture
Group home	*Community center	*Catering services	Silviculture
*Boarding house	*Club	B&B	*Farm product sales
*Retirement community	*Communications ant.	*Inn/guest facility	Nature preserve
Family childcare home	*Office	*Recreation, indoor	Accessory use/building
*Daycare facility			
Conditional			
Residential healthcare	Snack bar	Lumberyard	Repair shop
Emergency services fac.	Bar	Wholesale facility	Food prod./processing
Police station	Hotel	Vehicle service	Light industry, 1 & 2
Public works facility	Retreat center	Service station	Research & develop.
	Retail, Class 2	Car wash	Veterinary clinic
Minimum		Maximum	
Residential density		4 dwelling units per acre	
Floor area ratio (FAR)		1.5	
Lot size	15,000 sf		
Lot frontage	75 ft		
Lot coverage		60%	
Road/front setback*	10 ft principal / 20 ft accessory	40 ft principal	
Property line setback	10 ft principal / 5 ft accessory		
Height	2 stories principal	35 ft	
Footprint	20,000 sf principal / 10,000 sf accessory		

C. Dimensional Standards

Residential Office Commercial (ROC)

A. Objectives and Guidelines

It is the purpose of this district to allow a mixture of residences, offices, and certain commercial uses. This area already has such a mixture of uses and is suitable for office and commercial development because the area is on the main thoroughfare of the village district and is adjacent to the existing commercial core of Bristol. The uses allowed, however, are of such a nature as to not greatly impact upon the areas' residences.

B. Permitted Uses

By Right

One and two family dwellings
Accessory building
Home occupation

Conditional

Community facility
Clinic
Professional or business office
Personal service
Multi-family dwelling
Bed and breakfast
Nursery
Veterinary clinic
Retail store
Residential health care facility
Recreation facility
Boarding house
Retirement facility
Laundromat

C. Specific Regulations

	1 & 2 family dwelling	Multi-family & nonresidential
Lot area minimum	12,000 sf	15,000 sf
Minimum acreage/dwelling	6,000 sf	5,000 sf
Lot frontage minimum	75 ft	100 ft
Lot depth minimum	100 ft	100 ft
Front yard setback minimum	40 ft	40 ft
Rear yard setback minimum	25 ft	25 ft
Side yard setback minimum	10 ft	10 ft
Lot coverage maximum	30%	30%
Building height maximum	35 ft	35 ft

General Business (GB)

A. Objectives and Guidelines

The purpose of this district is to provide locations for businesses that provide residents with goods and services, generate local employment and entrepreneurship opportunities, and diversify Bristol's tax base. This district is sited to promote economic development in proximity to Bristol village, but limit disturbance of established residential neighborhoods. It is the intent of this district to promote a high-quality built environment so that the district will be attractive to new businesses, as well as to town residents. Construction of multi-story buildings shall be encouraged, particularly in locations visible from public roads. While small-scale and incidental retail uses will be accommodated in this district, retail development at a scale that competes with the downtown business district shall not be permitted.

B. Allowed Uses

Permitted (*Site Plan Review)			
Farm worker housing	*Communications ant.	*Retail, Class 1	Silviculture
Home occupation []	*Office	*Wholesale facility	*Nursery
Home business []	*Personal service	*Food prod./processing	*Sawmill
Group home []	*Business service	*Artist/crafts studio	Farm prod. sales, Class 1
Fam. childcare home []	*Financial service	*Light industry, Class 1	*Farm prod sales, Class 2
Accessory use/building	*Media studio	*Light industry, Class 2	Nature preserve
*Government office	*Healthcare clinic	*Warehousing & dist.	*Kennel
*Emergency services fac.	*Catering services	*Self-storage	*Veterinary clinic
*Public works facility	*Recreation, indoor	*Research & develop.	
*Educational facility	*Recreation, outdoor	Agriculture	[] existing home
Conditional			
Daycare facility	Bar	Car wash	Extraction
Cemetery	Hotel	Repair shop	Farm enterprise
Community center	Theater	Vehicle sales or rental	Reservoir
Club	Lumberyard	Light industry, Class 3	Slaughterhouse
Communications tower	Open air market	Business yard	
Restaurant	Vehicle service	Salvage yard	
Snack bar	Service station	Landfill	

C. Dimensional Standards

	Minimum	Maximum
Floor area ratio (FAR)		1.0
Lot size	1 ac	
Lot frontage	200 ft	
Lot coverage		40%
Road/front setback	40 ft principal / 60 ft accessory	
Property line setback	50 ft residential / 25 ft other	
Height		35 ft
Footprint (principal)	15,000 sf 1-story / 60,000 sf multi-story	
Footprint (accessory)		15,000 sf

Commercial (C-1)

A. Objectives and Guidelines

This district is located close to the village district. The purpose of this district is to provide opportunities for both individual small-scale commercial and industrial development and larger scale planned commercial and industrial development. Existing residential uses will be allowed to continue.

B. Permitted Uses

By Right

Agriculture
Horticulture
Silviculture
Accessory use
Home occupation

Conditional

Planned unit development
Professional office
Personal service
Recreation, outdoor & indoor
Community center
Fire station
Clinic
Industrial use
Kennels
Laundromat

C. Specific Regulations

Lot area minimum	1 ac
Lot frontage minimum	200 ft
Lot depth minimum	100 ft
Front yard setback minimum	80 ft
Rear yard setback minimum	25 ft
Side yard setback minimum	25 ft
Lot coverage maximum	30%
Building height maximum	45 ft

Village Residential 3

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 northward from downtown Bristol. This district is largely developed with single-family homes and it is the intent of these regulations to maintain the district's traditional settlement patterns and residents' quality of life.

B. Allowed Uses

Permitted (*Site Plan Review)			
Dwelling, single-family	Home occupation	*Community center	Agriculture
Dwelling, two-family	Group home	*Club	Silviculture
Dwelling, accessory	Family childcare home	B&B	Farm product sales, 1
	Accessory use/building	*Inn/guest facility	Nature preserve
Conditional			
Dwelling, multi-family	Daycare facility	Cultural facility	Catering services
Home business	Government office	Office	Recreation, indoor
Boarding house	Place of worship	Media studio	Recreation, outdoor
		Restaurant	Veterinary clinic

C. Dimensional Standards

	Minimum	Maximum
Residential density		3 dwelling units per acre
Floor area ratio (FAR)		0.75
Lot size	10,000 sf	
Lot frontage	75 ft	
Lot coverage		40%
Road/front setback*	15 ft principal / 20 ft accessory	40 ft principal
Property line setback	15 ft principal / 10 ft accessory	
Height	2 stories	35 ft
Footprint	10,000 sf principal / 5,000 sf accessory	

High Density Residential

A. Objectives and Guidelines

The district is developed in residential use at a high density. The district guidelines are intended to allow compatible in-fill residential development at comparable density. In order to protect the existing character of the district all development must be in strict conformance with the regulations.

B. Permitted Uses

By Right

One-family dwelling
Two-family dwelling
Accessory building
Home occupation

Conditional

Multi-family dwelling
Professional or business office
Outdoor recreation facilities
Clinic
Personal service
Bed and breakfast
Veterinary clinic
Nursing home
Retirement home
Boarding house
Community facility
Laundromat

C. Specific Regulations

	1 & 2 Family	All Other Uses
Lot area minimum	12,000 sf	15,000 sf
Minimum acreage/dwelling unit	6,000 sf	5,000 sf
Lot frontage minimum	75 ft	100 ft
Lot depth minimum	100 ft	100 ft
Front yard setback minimum	40 ft	40 ft
Rear yard setback minimum	25 ft	25 ft
Side yard setback minimum	10 ft	10 ft
Lot coverage maximum	30%	30%
Building height maximum	35 ft	35 ft

Village Residential 2

A. Objectives and Guidelines

It is the purpose of this district to allow for residential development and compatible small business uses in areas extending outward from Bristol village. The intent of this district is to extend the existing pattern of village streets, blocks, lots and homes into adjoining areas that are currently less densely developed to provide opportunities for residential growth in proximity to downtown Bristol.

B. Allowed Uses

Permitted (*Site Plan Review)			
Dwelling, single-family	Home occupation	*Community center	Agriculture
Dwelling, two-family	Group home	*Club	Silviculture
*Dwelling, multi-family	Family childcare home	B&B	Farm product sales, 1
Dwelling, accessory	Accessory use/building	*Inn/guest facility	Nature preserve
Conditional			
Home business	Place of worship	Media studio	Recreation, indoor
Boarding house	Cultural facility	Restaurant	Recreation, outdoor
Retirement community	Office	Catering services	Veterinary clinic
Daycare facility			

C. Dimensional Standards

	Minimum	Maximum
Residential density		2 dwelling units per acre
Floor area ratio (FAR)		0.5
Lot size	15,000 sf	
Lot frontage	100 ft	
Lot coverage		30%
Road/front setback*	20 ft principal / 20 ft accessory	50 ft principal
Property line setback	20 ft principal / 10 ft accessory	
Height		35 ft
Footprint	10,000 sf principal / 5,000 sf accessory	

Rural Mixed

Low Density Residential

A. Objectives and Guidelines

The district is partially developed, primarily residential use. This district is not suitable for a substantial increase in development due to a variety of physical limitations including steep slopes, shallow soils with limitations for on-site septic disposal and flooding due to water runoff from steep slopes.

B. Permitted Uses

By Right

One-family dwelling
Two-family dwelling
Accessory building
Home occupation

Conditional

Commercial forestry
Outdoor recreation facilities

C. Specific Regulations

Lot area minimum	2 ac
Lot frontage minimum	150 ft
Lot depth minimum	150 ft
Front yard setback minimum	75 ft
Rear yard setback minimum	75 ft
Side yard setback minimum	75 ft
Lot coverage maximum	10%
Building height maximum	35 ft

Residential Commercial

A. Objectives and Guidelines

The purpose of this district is to provide opportunity for an expansion of a moderate-density, mixed-use land use pattern in areas currently developed with both residences and businesses, primarily along the town's main travel corridors and/or in proximity to Bristol village. It is not the intent of this district to promote strip commercial development. Businesses with high rates of traffic generation and other off-site impacts that would negatively affect quality of life for nearby residents shall not be allowed within this district. While moderate-scale and incidental retail uses will be accommodated in this district, development that would increase the amount of retail square footage to a level that is not commensurate with the town's population and that could impact the economic viability of the downtown by redirecting customer traffic away from existing retail areas will be discouraged.

B. Allowed Uses

Permitted (*Site Plan Review)			
Dwelling, single-family	*Daycare facility	*Financial service	*Retail, Class 1
Dwelling, two-family	*Educational facility	*Media studio	*Open air market
*Dwelling, multi-family	*Place of worship	*Healthcare clinic	*Artist/craft studio
Dwelling, accessory	*Cultural facility	*Restaurant	Agriculture
Home occupation	*Community center	*Catering services	Silviculture
*Home business	*Club	B&B	*Farm product sales
Group home	*Communications ant.	*Inn/guest facility	Nature preserve
*Boarding house	*Office	*Recreation, indoor	Accessory use/building
*Retirement community	*Personal service	*Recreation, outdoor	*Veterinary clinic
Family childcare home	*Business service	*Theater	
Conditional			
Residential healthcare	Public works facility	Retreat center	Food prod./processing
Emergency services fac.	Snack bar	Retail, Class 2	Light industry, Class 1
Police station	Hotel	Repair shop	Research & develop.

C. Dimensional Standards

	Minimum	Maximum
Residential density		2 dwelling units per acre
Floor area ratio (FAR)		0.75
Lot size	20,000 sf	
Lot frontage	100 ft	
Lot coverage		40%
Road/front setback*	30 ft principal / 50 ft accessory	
Property line setback	20 ft principal / 10 ft accessory	
Height		35 ft
Footprint	30,000 sf principal / 10,000 sf accessory	

Hamlet

A. Objectives and Guidelines

This district is located near the Village and has access to public roads and good capability for on-site sewage disposal. The district is intended to provide higher density residential opportunities and to allow for a variety of commercial uses. Planned Residential Development is permitted and encouraged following Planning Commission approval pursuant to Section 528 of these regulations.

B. Permitted Uses

By Right

One-family dwelling
Home occupation
Agriculture
Horticulture
Silviculture
Accessory use

Conditional

Personal service
Professional office
Motor lodge
Recreation, outdoor and indoor
Community center
Fire station
Retirement facility
Boarding house
Campground
Hospice
Clinic
Multi-family dwelling
Residential healthcare facility
Mobile home park
Two-family dwelling
Light industry (north of Lovers Ln)
Kennels
Auto repair shop
Laundromat
Car wash

C. Specific Regulations

	Residential	Nonresidential
Lot area minimum	1 ac	1 ac
Minimum acreage/dwelling unit	0.5 ac	
Lot frontage minimum	200 ft	200 ft
Lot depth minimum	125 ft	200 ft
Front yard setback minimum	60 ft	80 ft
Rear yard setback minimum	25 ft	50 ft
Side yard setback minimum	25 ft	50 ft
Lot coverage maximum	20%	20%
Building height maximum	35 ft	35 ft

Rural Agricultural 1

A. Objectives and Guidelines

The purpose of this district is to accommodate compact, mixed-use development designed to replicate the pattern of traditional hamlets or small village centers that often developed in proximity to crossroads. This district is intended to be primarily residential in character, but will provide opportunities for small businesses that are compatible in scale and impact with moderate density residential development.

B. Allowed Uses

Permitted (*Site Plan Review)			
Dwelling, single-family	Accessory use/building	*Financial service	*Artist/craft studio
Dwelling, two-family	*Place of worship	*Media studio	*Light industry, class 1
*Dwelling, multi-family	*Cemetery	*Restaurant	Agriculture
Dwelling, accessory	*Community center	*Snack bar	Silviculture
Home occupation	*Communications ant.	*Catering services	Nursery
*Home business	*Office	B&B	Farm product sales, 1
Group home	*Personal service	*Inn/guest facility	*Farm product sales, 2
*Boarding house	*Media studio	*Recreation, indoor	Nature preserve
Family childcare home	*Business service	*Retail, Class 1	*Veterinary clinic
*Daycare facility		*Open air market	
Conditional			
Farm worker housing	Financial service	Wholesale facility	Self-storage
Retirement community	Healthcare clinic	Vehicle service	Research & dev.
Emergency services fac.	Resort	Service station	Farm enterprise
Educational facility	Retreat center	Car wash	Reservoir
Cultural facility	Recreation, outdoor	Repair shop	Kennel
Club	Retail, Class 2	Food prod./processing	
Business service	Lumberyard	Light industry, class 2	

C. Dimensional Standards

	Minimum	Maximum
Residential density		2 dwelling units per acre
Floor area ratio (FAR)		0.75
Lot size	20,000 sf	
Lot frontage	100 ft	
Lot coverage		40%
Road/front setback*	30 ft principal / 50 ft accessory	
Property line setback	25 ft principal / 15 ft accessory	
Height		35 ft
Footprint	20,000 sf principal / 10,000 sf accessory	

Rural 2

A. Objectives and Guidelines

This district consists of areas in which the soils have the best capability for handling on-site sewage disposal and where roads provide adequate access without requiring major improvements. The district is intended to provide opportunities for housing at reasonable cost while permitting continued agricultural use. Planned Residential Development is permitted and encouraged following Planning Commission approval pursuant to Section 528 of these regulations.

B. Permitted Uses

By Right

One-family dwelling
Home occupation
Agriculture
Horticulture
Silviculture
Accessory use

Conditional

Professional office
Community center
Recreation, outdoor
Retirement facility
Bed and breakfast
Hospice
Clinic
Multi-family dwelling
Two-family dwelling
Kennels
Club
Motor vehicle service facility
Nursing home
Motor vehicle repair station
Repair shop

C. Specific Regulations

	Residential	Nonresidential
Lot area minimum	1 ac	1 ac
Minimum acreage/dwelling unit	0.5 ac	
Lot frontage minimum	200 ft	200 ft
Lot depth minimum	125 ft	200 ft
Front yard setback minimum	60 ft	80 ft
Rear yard setback minimum	25 ft	50 ft
Side yard setback minimum	25 ft	50 ft
Lot coverage maximum	20%	20%
Building height maximum	35 ft	35 ft

Rural Agricultural 2

A. Objectives and Guidelines

This district includes lands generally well-suited for moderate-density residential development. It is the purpose of this district to allow for moderate-density, rural residential development while protecting the small-town atmosphere and quality of life enjoyed by district residents. A development pattern of small clusters of homes set back from the public road and accessed via private drives is encouraged. Consideration should be given to maintaining open space and providing opportunities for outdoor recreation in order to preserve the rural character that makes this district an attractive and pleasant place to live. Lands within this district are generally less than 2 miles from downtown Bristol, so development of safe pedestrian and bicycle routes to provide district residents with transportation alternatives should be pursued.

B. Allowed Uses

Permitted (*Site Plan Review)			
Dwelling, single-family	Home occupation	*Cemetery	Silviculture
Dwelling, two-family	Group home	B&B	Farm product sales, 1
*Dwelling, multi-family	Family childcare home	*Inn/guest facility	Nature preserve
Dwelling, accessory	Accessory use/building	Agriculture	
Conditional			
Farm worker housing	Place of worship	Retreat center	Farm enterprise
Home business	Communications ant.	Recreation, outdoor	Kennel
Boarding house	Media studio	Artist/crafts. studio	Veterinary clinic
Retirement community	Catering services	Self-storage	
Daycare facility	Resort	Farm product sales, 2	

C. Dimensional Standards

	Minimum	Maximum
Residential density		1 dwelling units per 2 acres
Floor area ratio (FAR)		0.3
Lot size	2 ac	
Lot frontage	200 ft	
Lot coverage		20%
Road/front setback	30 ft principal / 50 ft accessory	
Property line setback	20 ft	
Height		35 ft
Footprint		10,000 sf

Rural 5

A. Objectives and Guidelines

This district consists of areas in which the soils have good to moderate capability for handling on-site sewage disposal and generally adequate public road access. The district is intended to be primarily residential in character and is designed to accommodate Planned Residential Development. Planned Residential Development is permitted and encouraged following Planning Commission approval pursuant to Section 528 of these regulations.

B. Permitted Uses

By Right

One-family dwelling
Home occupation
Agriculture
Horticulture
Silviculture
Accessory use

Conditional

Professional office
Community center
Recreation, outdoor
Retirement facility
Bed and breakfast
Hospice
Clinic
Multi-family dwelling
Two-family dwelling
Kennels
Club
Nursing home

C. Specific Regulations

	Residential	Nonresidential
Lot area minimum	2 ac	2 ac
Minimum acreage/dwelling unit	1 ac	
Lot frontage minimum	200 ft	200 ft
Lot depth minimum	125 ft	200 ft
Front yard setback minimum	80 ft	100 ft
Rear yard setback minimum	25 ft	50 ft
Side yard setback minimum	25 ft	50 ft
Lot coverage maximum	15%	15%
Building height maximum	35 ft	35 ft

Rural Agricultural 5

A. Objectives and Guidelines

This district includes most of Bristol’s productive agricultural lands, in addition to woodlands. The purpose of this district is to allow for the maintenance of the town’s working farmland, forestland and open spaces, while providing opportunities for low-density rural living and resource-based small businesses. The desired character of this district is that of rural countryside, where residential development is compatible with and subordinate to surrounding agricultural uses, forest uses and open space.

B. Allowed Uses

Permitted (*Site Plan Review)			
Dwelling, single-family	Group home	B&B	Farm product sales, 1
Dwelling, two-family	Family childcare home	*Inn/guest facility	*Farm product sales, 2
Dwelling, accessory	Accessory use/building	Agriculture	Nature preserve
Home occupation	*Cemetery	Silviculture	
Conditional			
Dwelling, multi-family	Cultural facility	Campground	Business yard
Farm worker housing	Club	Recreation, indoor	Salvage yard
Home business	Communications ant.	Recreation, outdoor	Nursery
Boarding house	Communications tower	Lumberyard	Extraction
Retirement community	Media studio	Open air market	Sawmill
Daycare facility	Catering services	Artist/crafts. studio	Farm enterprise
Public works facility	Resort	Light industry, 1	Reservoir
Place of worship	Retreat center	Self-storage	Kennel
			Veterinary clinic

C. Dimensional Standards

	Minimum	Maximum
Residential density		1 dwelling unit per 5 acres
Floor area ratio (FAR)		0.1
Lot size	1 ac residential / 5 ac nonres	
Lot frontage	200 ft residential / 400 ft nonres	
Lot coverage	20% residential / 10% nonres	
Road/front setback	30 ft principal dwelling 50 ft all other structures	
Property line setback	20 ft residential / 50 ft nonres	
Height		35 ft
Footprint	25,000 sf principal / 15,000 sf accessory	

Conservation

A. Objectives and Guidelines

A. Objectives and Guidelines

This district is composed primarily of areas having limited access to town roads and moderate on-site sewage capability. These lands are best suited for agricultural uses, although low-density residential development is permitted. Planned Residential Development is permitted and encouraged following Planning Commission approval pursuant to Section 528 of these regulations.

B. Permitted Uses

By Right

One-family dwelling
Home occupation
Agriculture
Horticulture
Silviculture
Accessory use

Conditional

Professional office
Community center
Recreation, outdoor
Retirement facility
Bed and breakfast
Hospice
Clinic
Multi-family dwelling
Campground
Two-family dwelling
Kennels
Auto repair shops
Club
Nursing home

C. Specific Regulations

	Residential	Nonresidential
Lot area minimum	5 ac	5 ac
Minimum acreage/dwelling unit	1 2/3 ac	
Lot frontage minimum	200 ft	300 ft
Lot depth minimum	100 ft	100 ft
Front yard setback minimum	80 ft	100 ft
Rear yard setback minimum	25 ft	50 ft
Side yard setback minimum	25 ft	50 ft
Lot coverage maximum	10%	10%
Building height maximum	35 ft	35 ft

Conservation

A. Objectives and Guidelines

This district is primarily composed of large blocks of contiguous forest, a large portion of which is managed for timber production, and these regulations recognize the important ecological and economic functions of Bristol’s forestlands. It includes lands poorly suited for development due to shallow soils, steep slopes, fragile or limited vegetation, inaccessibility and lack of infrastructure. Therefore, the purpose of this district is to promote conservation and responsible management of the town’s natural resources, while providing opportunities for low-density rural living, resource-based businesses and enjoyment of nature. Development and land use within this district should be thoughtfully planned and undertaken to minimize disturbance to the ecological functions (water quality, groundwater recharge, wildlife habitat, etc.) and sustainable use (forestry, agriculture, etc.) of the surrounding natural environment.

B. Allowed Uses

Permitted			
Dwelling, single-family	Home occupation	Accessory use/building	Silviculture
Dwelling, two-family	Group home	B&B	Farm product sales, 1
Dwelling, accessory	Family childcare home	Agriculture	Nature preserve
Conditional			
Club	Resort	Recreation, outdoor	
Communications ant.	Retreat center	Extraction	
Communications tower	Campground	Reservoir	

C. Dimensional Standards

	Minimum	Maximum
Residential density		1 dwelling unit per 25 acres
Floor area ratio (FAR)		0.1
Lot size	25 ac	
Lot frontage	600 ft	
Lot coverage		5%
Road/front setback	50 ft	
Property line setback	50 ft	
Height		35 ft
Footprint		5,000 sf

One purpose of this district is to protect those areas of the town which have shallow soils, fragile or limited vegetation and which are valuable as watersheds for the community. Developed uses that are compatible with the limitations or special features of the area should be encouraged. Agricultural and other natural resources based and outdoor recreation uses, and single-family residences are permitted by right, and multiple-family residential uses are conditionally permitted. Planned Residential Development is permitted and encouraged following Planning Commission approval pursuant to Section 528 of these regulations.

B. Permitted Uses

By Right

Agriculture
 Silviculture
 Outdoor recreation
 Wildlife refuge
 Reservoir
 One-family dwelling
 Home occupation
 Accessory use

Conditional

Multi-family dwelling
 Two-family dwelling

C. Specific Regulations

Lot area minimum	25 ac
Minimum acreage/dwelling unit	5 ac
Lot frontage minimum	600 ft
Lot depth minimum	600 ft
Front yard setback minimum	100 ft
Rear yard setback minimum	100 ft
Side yard setback minimum	100 ft
Lot coverage maximum	2%
Building height maximum	35 ft