



Town of Bristol, Rhode Island
Department of Community Development

10 Court Street
Bristol, RI 02809
401-253-7000

**SUPPLEMENT TO
SUMMARY OF PROPOSED AMENDMENTS
TO ZONING ORDINANCE**
“Phase IV Zoning Revisions”
January 26, 2010
(Revised March 4, 2010)

Since the proposed zoning ordinance amendments were first presented to the Town Council and discussed at its February 1st workshop, several additional edits have been proposed. While many of these edits are proposed to correct typos or other minor clarifications, several of the newly proposed amendments are noteworthy and are summarized below:

1. Article I. In General

Section 28-1. Definitions

Proposed cleanup and clarifications for consistency with the use table.

Kennel – added the word “overnight” to the definition.

2. Article III Permitted Uses

Section 28-82 Use Regulations

Table A. Permitted Use Table.

- Office Uses: Removed the words “in an new building” from “Corporate Headquarters” use and allow the use by right in the M zone.
- Recreation: Revised “recreational or athletics school” so that this use is not permitted in the M or R-6 zones.

3. Article V Supplemental Regulations

Section 28-150. Special Use Permit Standards for Various Uses

- Section 28-150(e) – *standards for non-domesticated animals and non-household domesticated animals kept as pets and/or for profit or consumption.* Revised standard (3) in this section to regulate “non-household domesticated animals” in addition to “non-domesticated animals” (see proposed definitions in Section 28-1).
- Section 28-150(i) – *Special use standards for prefabricated relocatable steel buildings, box trailers, or shipping or cargo containers.* Revised language to this section to clarify that the long-term use of storage containers is discouraged and that there must be a hardship demonstrated to the zoning board for a special use permit to be approved. Also added a provision stating that a special use permit for storage containers would only be valid for two years.

- Section 28-150(k) – Special use standards for marine trade industries in W, GB and MMU zones. Added section to include standards for marine trade industries (see proposed definition in Section 28-1) within the W, GB and MMU zones. The intent of requiring a special use permit for this use in the W, GB and MMU zones is to permit the “lighter” end of these businesses (service, retail, etc.) in some commercial zones while requiring that the “heavier” (industrial) marine trade uses be limited to the Manufacturing (M) zone. No additional edits are proposed to this section of the proposed ordinance. However, this description was inadvertently left out of the original January 26th summary of proposed changes.

Section 28-155 Performance Standards for Commercial and Industrial Uses...

Added Metacom Mixed Use zoning district to the title of this section as it is now included in the proposed text.

4. Article VII Nonconformance

Section 28-221 Land Nonconforming by Area

(b) Merger of Multiple Nonconforming Lots of Record in Nonresidential Zones. Revised this section to include the MMU zone.

5. Article IX Land Development Projects and Special Zones

Division 1. Generally

Section 28-283 Land Development Projects - Resource Conservation and Creative Development Overlay

Revised Section 28-283(c)(2) to include the R-20 zone as a location where a “Conservation Development LDP” project would be optional.

Division 6. Low and Moderate Income Housing

Section 28-361 Purpose and Authority

Removed specific reference to East Bay Community Development Corporation.

Section 28-363 Definitions

Amended the proposed definition for “affordable housing trust fund” to include reference to enabling legislation – the Low and Moderate Income Housing Act (R.I.G.L. Title 45, Chapter 53).

6. Article X Signs

Table 1 Signs by Type and by Zoning District

Banners and Portable Signs – Type b: Revised proposed edits to permit commercial banners for a limited amount of time as allowed in the current ordinance.

7. Article XI Administration, Enforcement and Relief

Section 28-409 Variances and Special Use Permits

(c)Standards for Relief – Revised (2)Special Use Permit of this section to remove proposed amendment allowing the zoning board to grant dimensional relief (variance) on a project that also requires a special use permit, as this amendment was already adopted by the Town in 2008 (see Section 28-409(e)).