

2nd READING
TOWN OF BRISTOL
PROPOSED ORDINANCE
No. 2026-10

AN ORDINANCE IN AMENDMENT TO
CHAPTER 28
OF THE ORDINANCES OF THE BRISTOL TOWN CODE

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CHAPTER 28 – ZONING

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ARTICLE IX. – LAND DEVELOPMENT PROJECTS AND SPECIAL ZONES
DIVISION 2. – DEVELOPMENT IN AREAS OF SPECIAL FLOOD HAZARD

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IT IS HEREBY ORDAINED by the Town Council of Bristol, Rhode Island, that Chapter 28 of the Ordinances of the Town of Bristol be amended as follows:

* * *

Sec. 28-303. - Definitions.

Amend as follows:

* * *

Substantial improvement means any combination of repairs, reconstruction, rehabilitation, alterations, additions or other improvements to a structure, taking place during a ~~ten~~five-year period, in which the cumulative cost equals or exceeds 50 percent of the market value of the structure as determined at the beginning of such ~~ten~~five-year period. This term includes structures that have incurred "substantial damage", regardless of the actual repair work performed. For purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either:

- (1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local

code enforcement official, and which are the minimum necessary to assure safe living conditions; or

- (2) Any alteration of a "historic" structure, provided that the alteration will not preclude the structure's continued designation as a "historic structure".

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This ordinance shall take effect upon its passage.

The Town Council will be in session in the Town Hall, Council Chambers, on September 16, 2026. If remonstrance in the meantime, a petition bearing the valid signatures of at least twenty (20) qualified voters must be filed with the Town Clerk requesting a Public Hearing, such hearing must be held before final action may be taken on said ordinance.

By Order of the Town Council
Melissa Cordeiro
COUNCIL CLERK

August 20, 27 & September 3, 2026

LEGAL NOTICE

TOWN OF BRISTOL PUBLIC HEARING ON PROPOSED ZONING ORDINANCE AMENDMENT – DEVELOPMENT IN AREAS OF SPECIAL FLOOD HAZARD

The Bristol Town Council will hold a public hearing on September 16, 2026, at 7:00 PM in the Bristol Town Hall, Council Chambers, 10 Court Street, Bristol, Rhode Island, for an amendment to the Bristol Zoning Ordinance. The proposed amendment to Section 28-303 of the Ordinance would change the look-back period contained within the definition of "substantial improvement" from ten years to five years, such that the cumulative cost of any combination of repairs, reconstruction, rehabilitation, alterations, additions or other improvements to a structure would be evaluated over a period of five rather than ten years.

All interested parties may review and examine a copy of the proposed zoning amendment at the Bristol Town Clerk's Office, at 10 Court Street, and the Office of Community Development, at 35 Washington Street, between the hours of 8:00 AM and 4:00 PM Monday – Friday. A copy of the proposed amendment can be obtained from the Town Clerk's Office at no cost.

The proposal shown here may be altered or amended prior to the close of the public hearing without further advertising, as a result of further study or because of the views expressed at the public hearing. Any such alteration of amendment must be presented for comment in the course of said hearing.

Individuals requesting interpreter services for the hard of hearing must notify the Town Clerk's Office at 253-7000, 72 hours in advance.

Per Order of the Town Council
Melissa Cordeiro
Council Clerk
August 20, 27 & September 3, 2026

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August 20th & 27th & September 3rd, 2026