

Nursery or Greenhouse (commercial or nonprofit) with sales on premises (S in R80,R40,R20,R15 and O)

1. The on-site sales area shall be delineated on a site plan drawn to scale to show locations of merchandise sales and customer parking. All parking and merchandise pickup areas shall be on the subject property and not impede pedestrian or vehicular traffic on adjacent public streets.
2. Outdoor sales areas shall be separate from customer parking areas with a physical barrier.
3. Hours of operation for on-site sale shall be limited to between 10:00 am and 7:00 pm unless approved otherwise by specific use permit

Keeping of chicken hens (S in R80, R40, R20, R15) Standards in 28-150(e) to be revised

1. Chicken coops and runs are permitted in the rear yard only.
2. Chicken coops and runs shall be no closer than forty (40) feet to a neighboring residence (not property line) unless the owner of the neighboring residence has provided written consent to the same;
3. Chickens are not allowed in a residence, porch or attached garage, or to run free.
4. One chicken hen is permitted per each 800 square feet of total lot area, up to a maximum of six hens on any lot.
5. The owner of the hens shall be a resident of the dwelling on the lot.
6. Roosters are prohibited. However, if the sex of a chick cannot be determined at hatching, a chick of either sex may be kept on the property for up to six months.
7. All hens shall be confined between the hours of 9:00 p.m. and 8:00 a.m.
8. All hens shall be provided with both a chicken coop and a fenced outdoor enclosure, subject to the following provisions:
 - a. The chicken coop shall provide a minimum of two square feet per hen.
 - b. An outside, enclosed run is permitted. The run should be no larger than one hundred (100) square feet, and it must be attached to the coop
 - c. The chicken coop and fenced enclosure shall be kept in good repair, maintained in a clean and sanitary condition, and free of vermin, obnoxious smells, and substances. The facility shall be adequately lit and ventilated.
 - d. The chicken coop shall be designed to ensure the health and well-being of the hens, including protection from predators, the elements, and inclement weather.
9. All manure shall be composted in enclosed bins.
10. Slaughtering of chickens on-site is prohibited.

Keeping of non-domesticated animals and non-household domesticated animals kept as pets and/or for profit or consumption (S in R80, R40, R20, R15) standards in 28-150(e) to be revised Recommend N in the R-15

1. Keeping of non-domesticated animals and non-household domesticated animals are permitted in the rear yard only.
2. The keeping of non-domesticated animals and non-household domesticated animals shall be by an owner-occupant of the property which shall consist of a minimum of one acre of lot area.

3. Shelters and enclosures shall be no closer than fifty (50) feet to a neighboring residence (not property line) unless the owner of the neighboring residence has provided written consent to the same;
4. Non-domesticated animals and non-household domesticated animals are not allowed in a residence, porch or attached garage, or to run free.
5. No more than three non-domesticated animals or non-household domesticated animals may be kept on any one property.
6. Parcels qualifying as farms under the Rhode Island Department of Environmental Management (RIDEM) Farm, Forest, and Open Space Act are exempt from the provisions of subsection (2), above.

Farm Brewery- see definition

There are no farms in the OS zone, so change from S to N in the OS zone.

Make Y in R80, R40, R20, R15 (this was already agreed at the PB meeting in October)

Country Inn

Standards exist already in Section 28-156. One of these standards requires at least 3.5 acres of land per rooming unit. This standard cannot be met in the D or W zone, so change S to N in those zones. Remains a Y in the HPC zone with standards.

Dormitory

We want to keep dormitory use in the EI zone only. Change from S to N in the R-6 and W zones.

Nursing Home (S in R15, R10, GB and D)

1. Must have sufficient parking to meet minimum requirements of 28-252(6).
2. Resident and visitor parking to be screened by fence or vegetation from neighboring residential uses.
3. There shall be a designated drop off area for residents and visitors near an entrance to the building with a queuing area that does not block off-street vehicle parking spaces.
4. For nursing homes, service and delivery entrances for cooking and maintenance facilities must be located a minimum 75 feet from adjacent residential properties.
5. For nursing homes, service and delivery parking/loading areas must be separate from vehicle parking areas and located adjacent to facilities such as kitchen and maintenance garage entrances.
6. A parking and circulation plan shall be provided showing safe circulation for vehicles and pedestrian with clearly marked crosswalks where appropriate.

7. Nursing homes must have direct access from collector or arterial street and not a local neighborhood street.
8. When adjacent to a residential use, the following conditions must be met:
 - a. A minimum of 25 feet of landscape buffer from adjacent residential; or a minimum of 15 feet of landscape buffer with a 6-foot-tall solid fence
 - b. Building signage must face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.
9. Outdoor lighting must be fully shielded, hooded and cannot trespass onto any adjacent property.

Congregate Care Facilities (S in R15, R10, GB and D) NOTE: Same as Nursing Homes, awaiting revisions

1. Must have sufficient parking to meet minimum requirements of 28-252(6).
2. Resident and visitor parking to be screened by fence or vegetation from neighboring residential uses.
3. There shall be a designated drop off area for residents and visitors near an entrance to the building with a queuing area that does not block off-street vehicle parking spaces.
4. For Congregate Care Facilities, service and delivery entrances for cooking and maintenance facilities must be located a minimum 75 feet from adjacent residential properties.
5. For Congregate Care Facilities, service and delivery parking/loading areas must be separate from vehicle parking areas and located adjacent to facilities such as kitchen and maintenance garage entrances.
6. A parking and circulation plan shall be provided showing safe circulation for vehicles and pedestrian with clearly marked crosswalks where appropriate.
7. Congregate Care Facilities must have direct access from collector or arterial street and not a local neighborhood street.
8. When adjacent to a residential use, the following conditions must be met:
 - a. A minimum of 25 feet of landscape buffer from adjacent residential; or a minimum of 15 feet of landscape buffer with a 6-foot-tall solid fence
 - b. Building signage must face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.
9. Outdoor lighting must be fully shielded, hooded and cannot trespass onto any adjacent property.

Hotel (S in LB) See Definition

The following standards shall govern the development and/or operation of hotels:

1. Kitchens, kitchenettes and other cooking facilities shall not be permitted within motel or hotel units except the manager's unit.
2. All uses integral to the hotel or motel development shall either be clearly accessory to the hotel or motel or shall be permitted uses or special permit uses within the zoning district in which the hotel or motel development is proposed.
3. Integral accessory uses shall generally be limited to the following:
 - (a) Meeting rooms;

- (b) Restaurant (excluding a formula food establishment as defined in Article XIII) and dining facilities serving either guests exclusively or the general public, provided that no music or other objectionable noise shall be audible beyond the boundaries of the lot on which the use is constructed;
 - (c) Recreational facilities, such as swimming pools and tennis courts for the provision of guests;
 - (d) Small personal service/retail shops fully within the hotel or motel and selling newspapers, magazines, small gifts, and similar items; and
 - (e) One apartment for the manager.
4. The minimum setback for any structure, parking lot or other outdoor facility from any property line adjacent to a residential zoning district shall be 100 feet.
 5. A marketing study must be submitted demonstrating need.

Motel (S in GB and MMU) see definition

The following standards shall govern the development and/or operation of motels:

1. Kitchens, kitchenettes and other cooking facilities shall not be permitted within motel or hotel units except the manager's unit.
2. All uses integral to the hotel or motel development shall either be clearly accessory to the hotel or motel or shall be permitted uses or special permit uses within the zoning district in which the hotel or motel development is proposed.
3. Integral accessory uses shall generally be limited to the following:
 - a. Meeting rooms;
 - b. Restaurant (excluding a formula food establishment as defined in Article XIII) and dining facilities serving either guests exclusively or the general public, provided that no music or other objectionable noise shall be audible beyond the boundaries of the lot on which the use is constructed;
 - c. Recreational facilities, such as swimming pools and tennis courts for the provision of guests;
 - d. Small personal service/retail shops fully within the hotel or motel and selling newspapers, magazines, small gifts, and similar items; and
 - e. One apartment for the manager.
4. The minimum setback for any structure, parking lot or other outdoor facility from any property line adjacent to a residential zoning district shall be 100 feet.
5. A marketing study must be submitted demonstrating need.

Lodging/Boarding House (see defs) (S in LB, MMU for units 5 and below) More than 5 units S in LB, D, W, MMU, and R6

1. Lodging/boarding houses must have an on-site manager on the premises when occupants are residing in the facility.

2. Unless otherwise approved by the Zoning Board as part of the Special Use Permit, the total occupancy of a lodging/boarding house shall be based on double occupancy of the approved number of bedrooms to be used for transient purposes. The Zoning Board shall ensure that the proposed occupancy of the establishment can be effectively and efficiently accommodated by the configuration of the structure and the physical layout of the property.
3. There shall be two (2) parking spaces provided for use for the resident(s)/owner(s) and one (1) additional parking space for each guest room. All parking shall be located on the parcel in which the lodging/boarding house resides. In addition to the general requirements and standards set forth in Article VIII (off-street parking and loading regulations), parking areas shall also adhere to the following:
 - a. A solid wall or opaque fence not less than five (5) feet nor more than six (6) feet in height or a compact evergreen screen not less than five (5) feet in height shall be erected and maintained between a parking area(s) and an adjacent residential property.
 - b. Any light used to illuminate the parking area shall be arranged to reflect the light away from adjoining property and away from adjacent streets.
4. No kitchen or cooking facilities shall be allowed in guestrooms.
5. Outdoor Livability Space. At least 25% of the lot must be used for outdoor livability space such as lawns, gardens, and/or outdoor patios.
6. No exterior additions or alteration shall be made for the express purpose of maintaining or adding to a lodging/boarding house, other than those required to meet health, safety, and sanitation requirements. Minimal outward modification of the structure or grounds may be made if such changes are compatible with the character of the neighborhood and approved as part of the Special Use Permit.
7. The total number of bedrooms in a lodging and boardinghouse shall not exceed 12.
8. The Lodging and boardinghouse shall contain: One (1) bathroom for every two (2) bedrooms; One (1) kitchen facility; and not over 75 percent of the heated floor area in use for sleeping quarters.
9. The lodging/boardinghouse shall be located in a structure originally constructed as and adhering to the standards of a single-family dwelling.
10. Operations. The lodging and boardinghouse shall be: the permanent residence of the owner or the manager of the business; and permitted to contain home occupations and adhere to the additional standards outlined therefore (see 28-153 Home Occupations)

Hospital see definition

Change S to N in LB and D zones. Keep S in GB and MMU only.

1. A certificate of need from the RI Department of Health or condition of approval shall be submitted.
2. Shall be so located to have at least one (1) lot line abutting a major street. All ingress and egress to the site shall be directly onto said thoroughfare or a marginal access service drive.
3. No building shall be located closer than 30 feet to a lot line.
4. Service entrances shall be screened from the view of adjacent residential property.

5. Height of any structure shall not exceed four floors.
6. Minimum lot area shall be no less than 5 acres.
7. No building or parking area shall be located closer than 50 feet to any side or rear lot line if adjacent to a residential use.
8. No on-site incineration shall be permitted, and all chemical, radioactive and other medical waste shall be disposed of in accordance with applicable state and federal requirements.

Drug and Alcohol Rehabilitation Facility (S in R80, R40, R6, LB, D, MMU)

1. A certificate of need from the RI Department of Health or condition of approval shall be submitted.
2. Drug and alcohol rehabilitation facilities shall have an on-site manager on duty at all times
3. There shall be a minimum of three (3) off-street parking spaces. In authorizing construction of new structures, the zoning board may require sufficient yard area to be reserved as potential parking to facilitate conversion to a permitted use in the district, should the facility cease to operate.
4. Site Plan and Property Maintenance Requirements. Existing structures shall meet all the minimum property maintenance and site plan requirements for licensing. Applications for new building shall include a site plan, floor plan and elevations.
5. Approval of the site plan and/or special use permit shall specify compliance with the number of occupants. Violation of this condition shall result in a public hearing before the Zoning Board and shall be grounds for revocation of the Special Use Permit.
6. In reviewing an application for a special use permit, the Zoning Board shall consider the density of similar uses. In no case shall a drug and alcohol rehabilitation facility be permitted within 500 feet of another similar facility.
7. Pre-Application. Prior to application for zoning approval, the applicant shall meet with the Technical Review Committee (TRC) of the Planning Board.

Halfway House – see definition (S in R6 and D)

1. Halfway Houses shall have an on-site manager on duty at all times
2. Halfway Houses shall have a minimum of three (3) off-street parking spaces. In authorizing construction of new structures, the zoning board may require sufficient yard area to be reserved as potential parking to facilitate conversion to a permitted use in the district, should the facility cease to operate.
3. Existing structures shall meet all the minimum property maintenance and site plan requirements for licensing. Applications for new building shall include a site plan, floor plan and elevations.
4. Approval of the site plan and/or special use permit shall specify compliance with the number of occupants. Violation of this condition shall result in a public hearing before the Zoning Board and shall be grounds for revocation of the Special Use Permit.

5. In reviewing an application for a special use permit, the Zoning Board shall consider the density of similar uses. In no case shall a halfway house be permitted within 500 feet of another similar facility.
6. Pre-Application. Prior to application for zoning approval, the applicant shall meet with the Technical Review Committee (TRC) of the Planning Board .

Day care facility with 6 or more persons (S in R6)

1. The applicant shall provide proof of state licensing.
2. There shall be a designated drop-off area near an entrance to the building with a minimum two vehicle queuing lane that does not block vehicle parking spaces calculated as 25% percent of facility's enrollment capacity as determined by the licensing authority.
3. The parking plan shall provide safe pedestrian circulation with clearly marked crosswalks from each parking area to the building entrance(s).
4. All outdoor play areas are to be enclosed with fencing, a minimum of four (4) feet high, provided that such fencing is to be solid and six (6) feet in height on any property line abutting a residential use on an adjoining lot.

Cemetery (S in R80, R40, R20, R15, OS and HPC) see definition

1. No burial or memorial plots or buildings shall be located closer than 50 feet to any residential lot line, except when a dense evergreen hedge or wall or landscaped strip at least six feet in height provides complete visual screening from all adjacent residential properties. Burial or memorial plots with headstones, monuments or other grave markers limited to less than six feet in height may be located as close as 25 feet to any residential property line. This provision shall apply to both new cemeteries and proposals for expansion of existing cemeteries.
2. A cemetery shall be located so that the site has direct ingress from and egress to a major street or a minor street no more than 400 feet from its intersection with a major street.
3. No building for a cemetery use shall be located closer than thirty (30) feet to a lot line.
4. Service buildings and entrances shall be screened from the view of adjacent residential property.

Monastery/convent active or retirement home

No standards needed. Change from S to Y in the R-10, R-15, R-20, R-40, and R-80 zones.

Civic/convention center and assembly hall (S in R6)

1. Minimum lot area shall be no less than five (5) acres in area.
2. The building shall be located a minimum of five hundred (500) feet from any residential district, as measured from all property lines.
3. Vehicular access shall be from an arterial or major collector street. The access points shall be located to minimize vehicular traffic to and through local streets in residential areas.

4. No more than 10 percent of the gross floor area may be used as office space for the civic/convention center.
5. Sleeping facilities are prohibited.
6. There shall be a 10 foot landscaped buffer along any lot line abutting a street, excluding driveways, which shall include 1 shrub per 10 linear feet along said lot line a minimum of 4 feet in height at time of planting, as well as 2 street tree for every 100 linear feet along said lot line.
7. The site shall otherwise comply with landscaping requirements of this chapter.
8. Parking shall be screened along interior side and rear lot lines with a solid fence or wall, a minimum of six feet in height. Shrubs a minimum of 4 feet in height at time of planting shall be planted linearly every 10 feet on-center along such fence or wall.
9. Parking shall be located in the side and rear yards of the property, behind the building(s) and parking plans shall provide safe pedestrian circulation with clearly marked crosswalks from each parking area to the building entrance(s).

Museum, nonprofit (S in R80, R40,R20, R15, R10, R6, and OS) see definition

1. For a museum to be located in any residential district, the structure must have a direct link with an individual who inhabited the structure or event that transpired in the structure.
2. The structure must remain residential in character and may not be altered in a way that detracts from the surrounding neighborhood and must meet all zoning district requirements.

Government garage

Our DPW garage is located in the PI zone. We do not need one in the R-6. Change S to N in the R-6 zone.

k-12 school (S in R80, R40, R20, R15 and EI)

1. The applicant shall provide proof of state licensing as required.
2. The site shall otherwise comply with landscaping requirements of this chapter.
3. There shall be a designated drop-off area near an entrance to the building with a queuing lane that does not block vehicle parking spaces calculated as 25% percent of facility's enrollment capacity as determined by the licensing authority.
4. The use shall be screened along interior side and rear lot lines with a solid fence or wall, a minimum of 4 feet and a maximum of 6 feet in height. Shrubs a minimum of 10 feet in height at time of planting shall be planted linearly every 10 feet on-center along such fence or wall.
5. Parking shall be located in the side and rear yards of the property, behind the building(s) and parking plans shall provide safe pedestrian circulation with clearly marked crosswalks from each parking area to the building entrance(s).

Office of a professional (S in M)

1. A professional office use may only be permitted in the M zone within a building that contains a permitted use. The professional office use shall not occupy more than 25 percent of the total gross floor area of the structure.

Bank (S in M)

1. A bank use may only be permitted in the M zone within a building that contains a permitted use. The bank office use shall not occupy more than 25 percent of the total gross floor area of the structure.

Restaurant, café or deli with liquor sales (S in LB and MMU)

1. When adjacent to a residential use, the following conditions must be met:
 - A minimum of 25 feet of landscape buffer from adjacent residential; or a Minimum of 15 feet of landscape buffer with a 6-foot-fence. **With zoning board discretion based upon lot coverage?**
 - All building signage must face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.
 - Operating hours are limited to 7:00 a.m. to 10:00 p.m., unless otherwise approved by specific use permit.
 - Outdoor lighting must be fully shielded, hooded and cannot trespass onto any adjacent property.

Fast food restaurant (S in LB and MMU)

1. Hours of operation shall be compatible with adjacent uses and residential areas and to avoid the creation of any nuisance condition.
2. The inclusion of accessory recreational facilities or similar amusement areas, including tot lots, video games and the like, as part of the fast-food establishment shall be strictly prohibited.
3. The establishment shall not alter the identity of Bristol in a way which detracts from its uniqueness or contributes to a nationwide trend of standardized fast-food offerings.
4. The establishment shall contribute to a diverse and appropriate blend of uses in the district and shall not be located within 500 feet of another fast-food establishment.
5. The establishment shall complement the uses already located in the district and must help promote and foster the economic base as a whole.
6. The establishment shall be compatible with existing surrounding uses and shall be designed and operated in a nonobtrusive manner to preserve the community's character and appearance.
7. The establishment shall not create a substantial impact to the public safety from increased traffic.

Tavern/bar/nightclub (S in LB)

1. When adjacent to a residential use, the following conditions must be met:
 - A minimum of 25 feet of landscape buffer from adjacent residential; or a minimum of 15 feet of landscape buffer with a 6-foot-fence.
 - All building signage must face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.
 - Operating hours are limited to 7:00 a.m. to 10:00 p.m., unless otherwise approved by specific use permit.

- Outdoor lighting must be fully shielded, hooded and cannot trespass onto any adjacent property.

Funeral home (S in R6)

1. The funeral home shall maintain the appearance and the building and site design characteristics of a residential dwelling.
2. The funeral home shall be located on a single lot with no less than the minimum lot area specified for the zoning district.
3. Off-street parking and its associated lighting shall be both screened by an intervening landform and/or natural vegetation from neighboring residential properties and located in a rear or side yard.

Catering (S in M)

Proposed Y in M zone

Massage therapist

Should not be a permitted use in the M zone. Change from S to N in the M zone.

Sign painting

No special use standards necessary. Change from S to Y in the LB, W, GB, and MMU zones.
Change from S to N in the D zone.

Car wash (S in GB and MMU)

1. Car wash facilities shall be screened along interior side and rear lot lines with a solid fence or wall, a minimum 6 feet in height. Shrubs a minimum of 4 feet in height at time of planting shall be planted linearly every 10 feet on-center along such fence or wall.
2. When a car wash facility abuts a residential use or zoning district, there shall be a 20ft. setback from each such lot line abutting a residential use or zoning district.
3. When vacuums are included on the site, they shall include mufflers to reduce the sound of the equipment.
4. Vacuums shall not be located in the front yard.
5. Trash receptacles shall be placed near all vacuum stations as applicable and at the entrance to the car wash entrance.
6. Structures or equipment related to cleaning vehicles (car wash bays, vacuums, vending machines) must be located at least 50 ft. from the boundary of any residential zoning district, places of residence such as nursing homes or lodging establishment.
7. Washing facilities must occur under a roofed area with at least two walls.
8. Car wash facilities next to residential zoning districts, places of residence such as nursing homes and extended care facilities, and lodging establishments: Must be screened and buffered with solid fencing at least six feet in height to minimize impact on residential properties. May operate only between 7:00 AM and 9:00 PM. Cannot have loudspeakers or equipment that emits audible signals such as beeps, buzzers and bells that would be audible off the site.

Self-service storage facility (Mini Storage) (S in GB)

Recommend that this be changed to a N in GB

Gunsmith (gun repair)

No special use standards necessary. Change from S to Y in the M zone. Change from S to N in the MMU zone.

Appliance repair

No special use standards necessary. Change from S to Y in the W zone.

Mechanical equipment repair

No special use standards necessary. Change from S to Y in the W zone.

Commercial or Technical Trades School (SUP in LB/GB/W)

1. The applicant shall provide proof of state licensing or approval shall be conditioned on final approval of licensing
2. There shall be a designated drop-off area near an entrance to the building with a queuing lane that does not block vehicle parking spaces.
3. Parking plans shall include pedestrian circulation with clearly marked crosswalks from each parking area to the building entrance(s)
4. A traffic study may be required if proposed number of students exceeds 50

Contract Construction service (S in GB and W) see definition

Recommend make a "N" in the waterfront zone. Special Use Permit Standards for GB

1. Outside storage of equipment, supplies and materials associated with any of the normal operations of must be adequately screened along the interior side yard, rear yard and road frontage with natural vegetation, landscaping, fencing and/or as shall be deemed appropriate by the Board. **Where adjacent to residential uses?**
2. The materials processing area shall be completely enclosed along all lot lines by an opaque fence, 6' in height.
3. Where buildings are proposed, they should be located along the street frontage, meeting setback requirements. Otherwise, screening the operation from the street, which may include fences and tall vegetation is required.
4. A narrative is required to be submitted explaining the scope of the business, including without limitation, the number of employees, the number and type of trucks and other vehicles and the provisions to protect adjoining and adjacent residential properties from noise, vibration, visual, odor, or other adverse effects;

5. The subject property shall have frontage on, and direct vehicular access to an arterial or collector street.
6. Vehicular access to the subject property shall not be by means of local streets

Kennel – (S in GB) see definition

1. Exterior exercise areas shall be located in the interior side or rear yard and shall be completely enclosed along all property lines by landscaping, fencing and/or as shall be deemed appropriate by the Board.
2. Where the outside exercise area abuts a residential use or zoning district, there shall be a setback from the residential use or zone of 75'
3. All overnight (between the hours of 10 p.m. – 8 a.m) boarding operations shall be located indoors and be fully enclosed and sufficiently insulated so no unreasonable noise or odor can be detected off the premises
4. The kennel facility shall be compliant with all state and local license requirements, or condition of approval will be subject to licenses from state and local authorities.

Auto Part Sales, new (S in LB and D)

1. Comply with the design guidelines of the PB subdivision and Development Review Regulations
2. Formula business subject to Section 28-150 (h)

Car Rental – (S in MMU)

Recommend Y in MMU

Mechanical Equipment Sales – (S in M)

1. Sales of Mechanical Equipment when associated with a manufacturing operation provided the area for the sales does not exceed 25% of the total gross floor area of the manufacturing operation.

Wholesale Trade Outdoor storage (S in GB, M, and MMU)

1. The storage area shall be completely enclosed along all side and rear lot lines by a solid fence, 6' in height. Front lot line, along street frontage, shall be screened with a mixture of fencing and landscaping as determined appropriate by the board.
2. Storage of any kind is prohibited outside the fence or landscaping screening when adjacent to a residential use or zone. No items stored within 10' of the screening shall exceed the height of the screening.
3. The storage area should be located to the rear of the lot. Any structures shall be located in front of the storage area to obscure the view of the storage area from the street, in compliance with the front yard setback of the underlying zone.

Warehouse /Distribution Facility (S in GB and MMU)

1. A Traffic Study is required prepared by a Registered Professional Engineer.
2. The subject property shall have frontage on, and direct vehicular access to, an existing street with sufficient capacity to accommodate the type and amount of traffic to be generated by the business;
3. Vehicular access to the subject property shall not be by means of streets internal to residential subdivisions;

Reclamation Facility (S in M) See definition

1. Shall be located on a site not less than one (1) acre;
2. Any outside storage area shall be completely enclosed along all side and rear lot lines by a solid fence, 6' in height with a row of evergreens on the outside of the fence. Front lot line, along street frontage, shall be screened with a mixture of fencing and landscaping as determined appropriate by the board.
3. Storage of any kind is prohibited outside the fence or landscaping screening. No items stored within 10' of the screening shall exceed the height of the screening.
4. All lubricants, oils or other hazardous materials must be stored in on-site leak proof containers.
5. Owners must maintain an active EPA ID# with RIDEM as a hazardous waste generator and comply with all reporting requirements for same.

Dry Cleaning Plant (S in GB, Recommend N in MMU)

1. All processes and storage shall be carried on within an enclosed building.
2. All fluids used in processing shall be recycled, and the overall facility shall be designed, located and operated to protect surface waters and the groundwater reservoir from pollution.

Food and Kindred products – manufacturing including canning or packaging (S in GB and M)

1. All operations shall be confined to the interior of a wholly enclosed building;
2. There shall be no outside storage of either raw materials or finished products

Microbrewery (S in GB, D, W, M) – see definition

Recommend this use be a Y in GB, D, W, M zones

Processing of bakery Products (S in LB and MMU)

1. All operations shall be confined to the interior of a wholly enclosed building;
2. There shall be no outside storage of either raw materials or finished products

Chemicals and allied Products Manufacturing (S in M)

Recommend this be a "N" in the M zone

Stone, clay and glass products manufacturing (S in LB/GB/D and MMU)

Pottery Products (different from clay?) Manufacturing (S in D and W)

Combine the above uses and make a N in the LB, Downtown and Waterfront and MMU

Keep S in GB with standards:

1. All operations shall be confined to the interior of a wholly enclosed building;
2. Any outside storage area shall be completely enclosed along all side and rear lot lines by a solid fence, 6' in height. Front lot line, along street frontage, shall be screened with a mixture of fencing and landscaping as determined appropriate by the board.
3. Storage of any kind is prohibited outside the fence or landscaping screening. No items stored within 25' of the screening shall exceed the height of the screening.

Fabricated Metal Products Manufacturing/ Machinery and machine Parts manufacturing (S in W)

Recommend that this be a N in the W zone

Drop Forge Industries, manufacturing forgings with power hammers (S in M)

1. There shall be no emission of toxic gases or fumes.
2. There shall be no discharge of harmful or toxic materials as runoff into public or private sewers or septic tanks, public or private waterways, or public or private land.
3. No drop forge or power hammer shall be allowed to operate within 500 feet of a zone in which they are prohibited
4. Any outside storage area shall be completely enclosed along all side and rear lot lines by a solid fence, 6' in height.
5. A dedicated loading and unloading area shall be designated off of public streets
6. Operation of drop forges or power hammers shall not create nuisance noise as defined by Ch 10 Art II of the Town Code of Ordinances
7. There shall be no production of heat or glare perceptible from any line of the premises on which the use is located.

Instruments and Scientific Equipment Manufacturing – S in GB and S in MMU

1. All operations shall be confined to the interior of a wholly enclosed building;
2. Any outside storage area shall be completely enclosed along all side and rear lot lines by a solid fence, 6' in height. Front lot line, along street frontage, shall be screened with a mixture of fencing and landscaping as determined appropriate by the board.
3. Storage of any kind is prohibited outside the fence or landscaping screening. No items stored within 25' of the screening shall exceed the height of the screening.

Jewelry, silverware, plated ware, costume jewelry manufacturing – S in W

Recommend that this be a N in the W zone

Manual Assembly of jewelry parts and crafts – S in W

Recommend that this be a Y in the W zone

Lighting manufacturing - S in W

Recommend that this be a N in the W zone

Extractive industry (see definition) S in M zone

Recommend that this be a N in the M zone

Pump Station – S in D, W, M and R6

1. The proposed facility is needed to provide service to the public.
2. The facility and its accessory elements shall be sited in accordance with the regulations of the underlying zone in which it is located or as modified to minimize any adverse impact on the existing community in which the facility is proposed to be located.

Sewage Treatment Plant - S in R80, R40, R20, R15, R10, R6, LB, GB, D, W and EI

1. The proposed facility is needed to provide service to the public.
2. The facility and its accessory elements shall be sited in accordance with the regulations of the underlying zone in which it is located or as modified to minimize any adverse impact on the existing community in which the facility is proposed to be located.

Camp for Children, including music or art camp (S in R20, R15, R10 R6, and EI and LB)

1. There shall be a designated drop off area near an entrance to the facility
2. Any overnight outdoor Childrens Camp shall conform to the standards for Campground
3. All outdoor play areas in areas will be enclosed with fencing, a minimum of 4 feet, and shall be solid and 6 feet in height on any property line abutting a residential use on an adjoining lot.
4. In zones requiring special use permit, clear road signage noting presence of children (i.e. SLOW CHILDREN AT PLAY) should be posted no less than 100 feet from the camp in coordination with Bristol DPW.

Campground S in R80, R40, OS and HPC See definition for Campground

1. Definitions
 - a. Sanitary Facilities: A closed toilet or latrine with handwashing station
 - b. Campsite: Any section or plot of ground upon which is erected any tent, tent house or camp cottage and/or for the accommodation of each automobile trailer or house car.
2. Campgrounds shall have an on-duty host or manager at all times of operation.
3. Sanitary facilities shall be provided for every 10 individual campsites

4. Potable water shall be provided via connection to Town water supply or through spigots connected to a well supply. One water source shall be provided for at least every 10 individual campsites. Water supply shall be separate from the handwashing station in sanitary facilities.
5. Each individual campsite on which a tent, trailer or recreational vehicle is erected or placed, and each unit in any tourist camp upon which a camp cottage is hereafter erected or placed, shall be not less than 50 feet by 100 feet in area, clearly defined by markers in each corner.
6. Road or driveways shall be provided and shall be so located that each individual campsite is accessible
7. Fully enclosed, permanent structures for use as sleeping units may be required to conform to state and town code for a dwelling unit
8. Season of operation shall be not more than between March 31 and November 1
9. Stormwater mitigation plan must be presented upon application for Special Use Permit

Riding Stable (S in R80, R40, and EI, recommended N in R20 and R15)

1. Definition: Riding Stable shall be defined as any establishment in which, for business purposes, horses or ponies are rented, hired, or loaned for riding or boarded for
2. Riding Stable shall fall under the standards for non-household domesticated animals excluding chicken hens
3. At least 1 acre of lot area must be provided per stable stall

Golf Course or Driving Range

Golf course Recommended S in R80, R40, Recommended N in R20, R15, M, HPC

Driving Range recommended N in GB, M, recommended S in OS

1. Minimum lot area for golf courses shall be 1.5 acres per hole.
2. Minimum lot area for driving ranges shall be 3 acres
3. No tee or hole within any golf course or driving range station shall be closer than 100 feet from the principal structure on any abutting parcel. This shall not apply to practice putting greens.
4. Driving ranges abutting any public highway, street, sidewalk, or bicycle path shall have netting along full length of said roadway of no less than 45 feet in height
5. Driving ranges abutting any non-open space parcel shall have netting along full length of property line of no less than 45 feet in height.
 - a. Off street parking shall be provided as follows:
6. employees - 1 space per employee.
7. per golf course hole - 2 spaces.
8. per driving range station tee area - 2 spaces.
9. Parking lots shall be shielded with a minimum 3-foot-high wall or a landscaped berm providing equivalent screening or a combination of both so that no vehicle lights shall shine onto adjacent residentially zoned property.
10. Signage shall only face street frontage or parking lot.
11. Outdoor floodlights to illuminate driving ranges and golf courses shall not be allowed.
12. Stormwater mitigation plan must be presented upon application for Special Use Permit

Miniature Golf Course (S in LB and MMU)

Recommended Y in all zones

Bowling Alley

Recommended Y in all zones

Skating Rink/Rolling Rink

Recommended Y in all zones

Billiards Parlor

Recommended Y in all zones

Health Club (S in LB)

1. For Health Clubs, Gyms, etc in "LB" zones, all activities including exercise equipment, weights, etc. should be limited to indoor use as to avoid noise nuisance.
2. Outdoor lighting must be fully shielded
3. Signage shall only face street frontage or parking lot.
4. At least one (1) off street parking space or equivalent shall be provided in "LB" zones. Bicycle racks may be substituted for automobile parking spaces at a rate of five (5) bicycle spaces per one (1) automobile space.
5. Automobile off street parking shall be screened by a minimum six (6) foot solid fence or minimum six (6) foot solid landscape barrier when on any property line adjacent to a residential use lot.

Theater (S in LB)

1. In "LB" zones, acoustic deadening must be installed in performance area.
2. Hours of operation shall be limited to 7 AM to 10 PM, unless otherwise approved by specific use permit
3. Outdoor lighting must be fully shielded
4. Signage shall only face street frontage or parking lot.
5. If liquor sales are requested, theater must meet standards for Tavern/Bar/Nightclub in an "LB" zone

Nonprofit community or education Center (S in R80, R40, R20, R15, R10, R6)

1. Applicants must demonstrate non-profit status and community benefit of organization.
2. At least one (1) off street parking space or equivalent shall be provided in "LB" zones??. Bicycle racks may be substituted for automobile parking spaces at a rate of five (5) bicycle spaces per one (1) automobile space.
3. Automobile off street parking shall be screened by a minimum six (6) foot solid fence or minimum six (6) foot solid landscape barrier when on any property line adjacent to a residential use lot.

Recreational or Athletics School (S in EI, HPC, and MMU)

1. For Recreational or Athletics Schools in "LB" zones, all activities including should be limited to indoor use.
2. Outdoor lighting must be fully shielded
3. Signage shall only face street frontage or parking lot.
4. At least one (1) off street parking space or equivalent shall be provided in "LB" zones. Bicycle racks may be substituted for automobile parking spaces at a rate of five (5) bicycle spaces per one (1) automobile space.
5. Automobile off street parking shall be screened by a minimum six (6) foot solid fence or minimum six (6) foot solid landscape barrier when on any property line adjacent to a residential use lot.

Boatyard/Marina (S in R80, R40, R20, R15, recommended S in M, W)

1. Boatyard/Marina shall be defined as a waterfront facility for berthing, securing, repairing, fueling, servicing and/or launching boats, without social functions.
2. New marinas and boatyards may be permitted, subject to the following:
 - a. The use is not located within the Buffer in any Resource Conservation Area;
 - b. The use shall comply with the RIDEM and CRMC Requirements for development, construction, and operations
 - c. Prior to acceptance, proof of necessary RIDEM and CRMC permits have been applied for
 - d. A means of minimizing the discharge of bottom wash waters from dry dock facilities into tidal waters shall be established;
 - e. It shall be demonstrated that there will be adequate all-weather access from the landward side to accommodate all proposed facilities;
 - f. It shall be demonstrated that there will be safe boating access from the marina to cruising waters;
 - g. To the extent possible, wetlands shall be preserved, and development shall be located in the upland areas;
 - h. Significant fish spawning grounds and shellfish harvesting areas shall be protected;
 - i. The boundaries of water and land which will receive ingress and egress of boats or similar waterborne vehicles associated with the marina shall be shown in the application submittals;

- j. It shall be demonstrated that the use will not adversely affect water quality
 - k. Adverse effects on water quality and on fish, plant, and wildlife habitats are minimized;
 - l. The activities will not significantly alter existing water circulation patterns or salinity regimes;
 - m. Disturbance to wetlands, submerged aquatic plant beds, or other areas of important habitats will be minimized;
 - n. Dredging shall be conducted in a manner, and using a method, which causes the least disturbance to water quality and aquatic and terrestrial habitats in the area immediately surrounding the dredging operation or within the Critical Area, generally;
 - o. Stormwater mitigation plan shall be presented upon application for Special Use Permit
 - p. Sewage removal facilities shall be provided.
3. Existing marinas may be expanded, subject to the following:
- a. The use shall be in compliance with the above requirements for new marinas; and
 - b. It shall be demonstrated that the expansion will result in an overall net improvement in water quality.

Yacht Club (S in R80, R40, R20, R15, recommended S in W)

- 1. Yacht Clubs shall follow the special use standards of a boatyard/marina
- 2. Hours of operation for restaurants, bars, or event spaces provided for members or guests of the Yacht Club shall be limited to 7 AM to 10 PM, unless otherwise approved by specific use permit

Structures in Flood Zone exceeding height limit

- 1. At a minimum, every special use permit granted pursuant to this section shall be conditioned on the construction conforming to the State Building Code requirements of the flood zone (see also Section 28-301 to 28-311).
- 2. The pitch of all roof areas shall be no less than 4/12. Roof pitches of less than 4/12 shall only be allowed directly below the footprint of a deck.
- 3. For lots with rear lot lines abutting a coastal feature, the minimum front yard shall be the average setback of those parcels within 250' of the parcel on the same side of the street.
- 4. The maximum lot coverage by structures percentage as defined by Article IV is not applicable. Instead building size shall be determined by Floor Area Ratio (FAR) and Maximum Deck Area (MDA) as follows:
 - i. For structures with two floors of living space (living space does not include the first floor car park and storage area), a Floor Area Ratio (FAR) 0.30 shall be used to calculate the maximum allowable gross floor area (GFA) for the parcel. The GFA is calculated by multiplying the parcel size by 0.30. The footprint of the first floor shall be no greater than 60% of the GFA and the footprint of the second floor, if any, shall be no greater than 40% of the GFA. In no case shall the area of the 2nd floor footprint exceed two-thirds of the first floor footprint.
 - ii. For structures with one floor of living space (living space does not include the first floor car park and storage area), a Floor Area Ratio of 0.2 shall be used to

calculate the maximum allowable Gross Floor Area for the parcel. The GFA is calculated by multiplying the parcel size by 0.20.

- iii. Decks shall be no greater in size than 15% of the calculated GFA. Integrated second story decks located directly over the footprint of the first-floor of the structure shall not be included in this calculation. Decks located above the highest floor of living space shall not be permitted.
5. Articulation shall be required for structural walls that face a public right of way and exceed 24' in length. Articulation shall be in the form of a structural projection of at least one (1) foot in depth and six (6) feet in length and must extend along the entire vertical plane of the wall. The required projection may be divided into more than one, provided the total width of these projections is at least 6' in length.