



Town of Bristol, Rhode Island

Department of Community Development

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September 1, 2022

TO: Bristol Planning Board

FROM: Diane M. Williamson, Director

RE: **Metacom Mixed Use Zone Uses (MMU)**
Recommendation to the Town Council

The Town Council has asked that the Planning Board review the list of uses in the Metacom Mixed Use Zone and provide a recommendation on whether or not any additional manufacturing uses should be allowed in that Zone.

The Metacom Mixed Use Zone was created as a result of the 2007 Metacom Avenue Corridor Management Plan and is intended to be applied to key areas along Metacom Avenue for focused development or re-development with mixed uses to encourage expansion of businesses use on the first floor with opportunity for residential on the upper floors.

In review of the Future Land Use Map in the Comprehensive Plan, a few properties proposed for the Metacom Mixed Use Zone are currently zoned manufacturing. The Town Council is looking for a recommendation on whether additional manufacturing uses should be allowed in the MMU zone.

In review of the current Zoning Use Table, there are several manufacturing uses currently allowed in the MMU Zone, either by right or with a Special Use Permit. It is my recommendation that these uses are appropriate for the MMU Zone and also offer flexibility for manufacturing, such as the Marine Trades Industries uses. One use, that I recommend could be added as a permitted use in the MMU zone, is a microbrewery.

A copy of the current Zoning Use Table from the Zoning Ordinance is provided along with a copy of the Comprehensive Plan map indicating the areas proposed for the MMU zone on Metacom Avenue. The Metacom Avenue Corridor Management Plan is available on the Town's website at <https://www.bristolri.gov/government/our-progress/community-plans/>.

ment of this chapter, as enacted or amended, but the court may, in its discretion, grant a stay on appropriate terms, which may include the filing of a bond, and make such other orders as it deems necessary for an equitable disposition of the appeal.

Secs. 28-55—28-80. Reserved.

ARTICLE III. PERMITTED USES

Sec. 28-81. Compliance with regulations.

The regulations set forth in this article shall be minimum regulations and shall apply to each class or kind of structure or land.

Sec. 28-82. Use regulations.

(a) *Generally.* The following permitted use table is designed to regulate land uses in the various zoning districts in town.

- (1) Permitted uses are denoted with a "Y" for Yes;
- (2) Uses not permitted are denoted with an "N" for No; and
- (3) Uses permitted only upon approval of the zoning board are denoted with an "S" for a special use permit. Uses permitted by special use permit for which there are specific standards are further denoted with an asterisk (*).

(b) *Prohibited uses.* If a use is not shown herein, it is prohibited, unless the zoning enforcement officer determines in writing that such use is consistent with uses that are explicitly permitted. Any number of uses may be located on a lot provided each use is permitted in that district and all other requirements of this chapter are met.

(c) *Permitted uses in special zones and overlay zones.* Other uses are permitted or prohibited in special zones and overlay zones. (See article IX of this chapter.)

(d) *Permitted use table.* The permitted use table shall be as follows:

BRISTOL TOWN CODE

Table A. Permitted Use Table

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R-10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
AGRICULTURAL																
Gardening and raising of crops	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	Y	Y	Y	Y	Y
Nursery or greenhouse/agricultural (without sales on premises)	Y	Y	Y	Y	N	N	Y	Y	N	N	N	Y	N	Y	Y	N
Nursery or greenhouse/commercial (with sales on premises)	S	S	S	S	N	N	Y	Y	N	N	N	S	N	N	Y	N
Nursery or greenhouse/nonprofit (with sales on premises)	S	S	S	S	N	N	Y	Y	N	N	N	S	N	Y	Y	N
Raising of animals for profit or consumption	S*	S*	S*	S*	N	N	N	N	N	N	N	Y	N	Y	N	N
Keeping of chicken	S*	S*	S*	S*	N	N	N	N	N	N	N	Y	N	Y	N	N
Keeping of nondomesticated animals as pets	S*	S*	S*	N	N	N	N	N	N	N	N	Y	N	Y	N	N
Keeping of nonhousehold domesticated animals	S*	S*	S*	S*	N	N	N	N	N	N	N	Y	N	Y	N	N
Agricultural promotion uses as part of an agricultural operation on a farm lot: on-site retail of farm products, roadside stand, light food processing, farm demonstration and educational projects, pick your own produce, cafe/limited food service	Y	Y	Y	Y	Y	N	N	N	N	N	N	Y	N	N	N	N
Seasonal attractions up to 4 times a year with a permit by the zoning enforcement officer in accordance with the standards of section 28-157	Y	Y	Y	Y	Y	N	N	N	N	N	N	Y	N	N	N	N
Farm brewery, farm winery, farm cidery as part of an agricultural operation on a farm lot	S	S	S	S	N	N	N	N	N	N	N	S	N	N	N	N

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R-10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
RESIDENTIAL																
Single household dwelling	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	N	N	N	N	N
Two household dwelling	N	N	Y(1)	Y(1)	Y	Y	Y	N	Y	Y	N	N	N	N	N	N
Multi-household dwelling	N	N	N	N	N	Y	Y	N	Y	Y	N	N	N	N	Y; on upper floors of building only	N
Bed and breakfast	N	Y	Y	Y	Y	Y	Y	N	Y	Y	N	N	N	Y	Y	N
Country inn with 5-10 rooms in one or more buildings with meals to guests only	N	N	N	N	N	N	N	N	S	S	N	N	N	Y	N	N
Dormitory	N	N	N	N	N	S	N	N	S	N	N	N	Y	N	N	N
Nursing home	N	N	N	S	S	Y	Y	S	S	N	N	N	N	N	Y	N
Congregate care facility	N	N	N	S	S	Y	Y	S	S	N	N	N	N	N	Y	N
Hotel	N	N	N	N	N	N	S	Y	Y	Y	N	N	N	N	Y	N
Motel	N	N	N	N	N	N	N	S	N	N	N	N	N	N	Y	N
Manufactured home	N	N	N	N	N	N	N	S	N	N	N	N	N	N	S	N
Manufactured home park	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Community residence	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y	N
Lodging/boarding house:																
5 rooms or less	N	N	N	N	N	Y	S	N	Y	Y	N	N	N	Y	S	N
Over 5 rooms	N	N	N	N	N	S	S	N	S	S	N	N	N		S	N
INSTITUTIONAL AND GOVERNMENTAL SERVICES																
Medical clinic	N	N	N	N	N	N	Y	Y	Y	N	N	N	Y	N	Y	N
Hospital	N	N	N	N	N	N	S	S	S	N	N	N	N	N	S	N
Drug and alcohol rehabilitation facility	S	S	N	N	N	S	S	Y	S	N	N	N	N	N	S	N
Halfway house	N	N	N	N	N	S	N	N	S	N	N	N	N	N	N	N
Family day care home with 6 or less persons	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	Y	N
Day care facility with more than 6 persons	N	N	N	N	N	S	Y	Y	Y	Y	N	N	Y	N	Y	N
Prison or correctional facility	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	N
Cemetery	S	S	S	S	N	N	N	N	N	N	N	N	N	N	N	N
Church, synagogue or religious educational building	S*	S*	S*	S*	S*	S*	Y	Y	Y	Y	N	S	Y	S	Y	Y

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ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10SW R-10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Monastery/convent active or retirement home	S	S	S	S	S	Y	Y	Y	Y	N	N	N	Y	Y	Y	N
Government-run veterans home(2)	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N
Civic/convention center and assembly hall	N	N	N	N	N	S	Y	Y	Y	Y	N	N	Y	N	Y	Y
Library	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	N	Y	Y
Post office	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N
Museum, nonprofit	S	S	S	S	S	S	Y	Y	Y	Y	S	N	Y	Y	Y	Y
Fire station	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	N	Y
Government office building	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	N	Y	Y	Y
Government garage facility	N	N	N	N	N	S	Y	Y	Y	N	N	N	N	N	Y	Y
Schools:																
K-12	S	S	S	S	Y	Y	Y	Y	Y	N	N	N	S	Y	N	Y
College/university	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N
OFFICE USES																
Office of a professional or business agent, or political, labor, or service association including the following:	N(3)	N(3)	N(3)	N(3)	N(3)	N(3)	Y	Y	Y	Y	S	N	N	N	Y	Y
insurance agent, insurance adjuster, investment agent, bonding agent, finance agent, accountant, advertising agent, architect, artist, dentist, chiropractor, engineer, government, landscape architect, lawyer, office business machine agent, physician, optician, optometrist, realtor, employment agent, travel agent, and veterinarian																
Bank	N	N	N	N	N	N	Y	Y	Y	Y	S	N	N	N	Y	N
Corporate headquarters	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	Y	Y; within decom-mis-sioned school build-ings only
Restaurant, cafe, or deli without liquor sales	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Brew pub	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Restaurant, cafe, or deli with liquor sales	N	N	N	N	N	N	S	Y	Y	Y	N	N	N	N	S	N
Drive-thru restaurant	N	N	N	N	N	N	N	S*	N	N	N	N	N	N	S*	N
Fast food restaurant	N	N	N	N	N	N	S	Y	Y	Y	N	N	N	N	S	N

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R-10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Tavern/bar/nightclub	N	N	N	N	N	N	S	Y	Y	Y	N	N	N	N	Y	N
Funeral home	N	N	N	N	N	S	Y	Y	Y	N	N	N	N	N	Y	N
Gasoline service station	N	N	N	N	N	N	S*	S*	N	N	N	N	N	N	S*	N
Catering	N	N	N	N	N	N	Y	Y	Y	Y	S	N	N	N	Y	N
Massage therapist	N	N	N	N	N	N	Y	Y	Y	Y	S	N	N	N	Y	N
Tattoo parlor	N	N	N	N	N	N	N	Y	N	N	S	N	N	N	Y	N
Sign painting	N	N	N	N	N	N	S	Y	S	S	Y	N	N	N	N	N
Car wash	N	N	N	N	N	N	N	S	N	N	N	N	N	N	S	N
Self-service storage facility (mini storage)	N	N	N	N	N	N	N	S	N	N	S*	N	N	N	N	N
Auto repair, minor	N	N	N	N	N	N	S*	S*	N	N	Y	N	N	N	S*	N
Laundry, self-service	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Dry-cleaning without on-site plant	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Gunsmith (gun repair)	N	N	N	N	N	N	N	Y	N	N	S	N	N	N	S	N
Bakery	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Appliance repair	N	N	N	N	N	N	Y	Y	Y	S	Y	N	N	N	Y	N
Mechanical equipment repair	N	N	N	N	N	N	Y	Y	Y	S	Y	N	N	N	Y	N
Printing, blueprinting and photocopying	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	Y	N
Artist work or sale space (studio/gallery)	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	Y	N
Artisan manufacturing and production (see definition) and sale space	N	N	N	N	N	N	Y	Y	N	Y	N	N	N	Y	Y	Y; within decom-misioned school buildings only
Photographic development	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	Y	N
Hairdresser/barber	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Pet grooming	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	Y	N

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Commercial or technical trades school	N	N	N	N	N	N	N	S	N	S	Y	N	N	N	N	Y; within decom-misioned school build-ings only
Adult entertainment	N	N	N	N	N	N	N	N	N	N	Y (4)	N	N	N	N	N
Conference center	N	N	N	N	N	N	N	Y	Y	Y	N	N	N	Y	Y	Y
Contract construction service	N	N	N	N	N	N	N	S	N	S	Y	N	N	N	N	N
Kennel	N	N	N	N	N	N	N	S	N	N	Y	N	N	N	N	N
RETAIL BUSINESS																
Antique store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Appliance store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Auto parts sales, new	N	N	N	N	N	N	S	Y	S	N	N	N	N	N	Y	N
Auto sales	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	Y	N
Bait shop	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Bakery	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Book store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Book store/cafe	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Car rental	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	S	N
Clothing sales	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Convenience store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Florist	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Furniture store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Gunsmith (sales)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
General merchandise store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Gift shop	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Grocery store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Liquor store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Mechanical equipment sales	N	N	N	N	N	N	N	Y	N	N	S	N	N	N	Y	N
Newsstand	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Pet store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Pharmacy	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Variety store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Lumber/building products	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N	N
WHOLESALE BUSINESS																

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R-10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Wholesale trade within enclosed structure	N	N	N	N	N	N	N	Y	N	Y	Y	N	N	N	Y	N
Wholesale trade, outdoor storage	N	N	N	N	N	N	N	S	N	N	S	N	N	N	S	N
Outdoor storage of junk, scrap, or salvage material, including junkyards	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Warehouse/distribution facility	N	N	N	N	N	N	N	S	N	N	Y	N	N	N	S	N
Air-supported structure	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Reclamation facility	N	N	N	N	N	N	N	N	N	N	S	N	N	N	N	N
SERVICE INDUSTRIES																
Dry-cleaning plant	N	N	N	N	N	N	N	S	N	N	Y	N	N	N	S	N
Automotive body repair, major	N	N	N	N	N	N	N	S*	N	N	Y	N	N	N	S*	N
INDUSTRIAL																
Food and kindred products-manufacturing including canning or packaging	N	N	N	N	N	N	N	S	N	N	S	N	N	N	N	N
Large brewery	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Microbrewery	N	N	N	N	N	N	N	S	S	S	S	N	N	N	N	N
Processing of bakery products	N	N	N	N	N	N	S	Y	N	N	Y	N	N	N	S	N
Textile mill products and apparel manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Cosmetics manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Lumber and wood products, furniture and fixtures manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Paper and allied products, printing, and publishing, including refinishing	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Chemicals and allied products manufacturing	N	N	N	N	N	N	N	N	N	N	S	N	N	N	N	N
Leather and fur tanning and finish	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Rubber and miscellaneous plastic products-manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Stone, clay, and glass products manufacturing	N	N	N	N	N	N	S	S	S	N	Y	N	N	N	S	N

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ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R-10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Pottery products manufacturing	N	N	N	N	N	N	Y	Y	S	S	Y	N	N	N	Y	N
Cement, lime, gypsum, or plaster of Paris manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Fabricated metal products-manufacturing	N	N	N	N	N	N	N	N	N	S	Y	N	N	N	N	N
Drop forge industries, manufacturing forgings with power hammers	N	N	N	N	N	N	N	N	N	N	S	N	N	N	N	N
Machinery and machine parts manufacturing	N	N	N	N	N	N	N	N	N	S	Y	N	N	N	N	N
Wire and cable manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Transportation equipment manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Boat building including fiberglass and steel	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Boat building (wooden boats only)	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	N	N
Marine trade industries	N	N	N	N	N	N	N	S*	N	S*	Y	N	N	N	S*	N
Instruments and scientific equipment manufacturing	N	N	N	N	N	N	N	S	N	Y	Y	N	N	N	S	N
Jewelry, silverware, plated ware, costume jewelry manufacturing	N	N	N	N	N	N	N	N	N	S	Y	N	N	N	N	N
Manual assembly of jewelry parts and crafts	N	N	N	N	N	N	N	Y	Y	S	Y	N	N	N	N	N
Lighting manufacturing	N	N	N	N	N	N	N	N	N	S	Y	N	N	N	N	N
Plating of jewelry and other metals	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Extractive industry	N	N	N	N	N	N	N	N	N	N	S	N	N	N	N	N
Pump station	Y	Y	Y	Y	Y	S	Y	Y	S	S	S	N	Y	N	Y	Y
Sewage treatment plant	S	S	S	S	S	S	S	S	S	S	Y	N	S	N	S	Y
Sludge compost facility, public	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	Y
Recycling facility, indoor	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	Y
Landfill, public	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y
RECREATION																

ZONING

§ 28-82

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R-10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Camp for children, including music or art camp	Y	Y	S	S	S	S	S	N	N	N	N	Y	S	Y	N	Y; within decom- mis- sioned school build- ings only
Campground	S	S	N	N	N	N	N	N	N	N	N	S	N	S	N	N
Riding stable	S	S	S	S	N	N	N	N	N	N	N	Y	S	Y	N	N
Golf course	Y	Y	Y	Y	N	N	N	N	N	N	S	Y	N	Y	N	N
Golf driving range	N	N	N	N	N	N	N	S	N	N	S	N	N	N	N	N
Miniature golf course	N	N	N	N	N	N	S	Y	N	N	N	N	N	N	S	N
Bowling alley	N	N	N	N	N	N	S	Y	S	N	N	N	N	N	Y	N
Skating/rolling rink	N	N	N	N	N	N	S	Y	S	N	S	N	S	N	Y	Y
Billiards parlor	N	N	N	N	N	N	S	Y	Y	Y	N	N	S	N	Y	N
Health club	N	N	N	N	N	N	S	Y	Y	Y	N	N	N	N	Y	N
Theater	N	N	N	N	N	N	S	Y	Y	Y	N	N	Y	N	Y	Y; within decom- mis- sioned school build- ings only
Playground/park	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y
Open space	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Recreational or athletics school	N	N	N	N	N	N	Y	Y	Y	Y	N	N	S	S	S	Y
Nonprofit community or education center	S	S	S	S	S	S	Y	Y	Y	Y	N	Y	Y	Y	Y	Y
Boatyard/marina	S	S	S	S	N	N	N	N	N	Y	Y	N	N	N	N	N
Yacht club	S	S	S	S	N	N	N	N	N	Y	Y	N	N	N	N	N
Air-supported structure	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
ACCESSORY USES:†	S*(5)	S*(5)	S*(5)	S*(5)	S*(5)	S*(5)	S*(5)	S*(5)	N	N	S*(5)	N	N	N	S*(5)	N
Prefabricated relocatable steel buildings, box trail- ers, or shipping or cargo containers	S*(5)	S*(5)	S*(5)	S*(5)	S*(5)	S*(5)	S*(5)	S*(5)	N	N	S*(5)	N	N	N	S*(5)	N

BRISTOL TOWN CODE

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10SW R-8	R-6	LB	GB	D	Wt	M	OS	EI	HPC	MMU	PI
Above ground propane tanks larger than 500 gallons	N	N	N	N	N	N	N	S*	N	N	S*	N	N	N	N*	N
Outdoor wood boiler(6)	Y	Y	Y	Y	Y	N	N	Y	N	N	Y	Y	Y	Y	Y	N
Wireless telecommunications antenna on an existing structure, subject to section 28-147	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	S
Wireless telecommunications facility, including tower, subject to sections 28-147 and 28-150	N	N	N	N	N	N	S	S	S	S	S	S	S	S	S	S
Drive-thrus	N	N	N	N	N	N	N	S*	N	N	N	N	N	N	S*	N
Gift shop	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Administrative services	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Caretaker's residence	N	N	N	N	N	N	N	N	N	N	N	Y(7)	N	(See section 28-356 et seq.)	N	N
MARIJUANA RELATED USES																
Compassion center	N	N	N	N	N	N	N	S*	N	N	N	N	N	N	S*	N
Medical marijuana cultivation center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Medical marijuana emporium	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Non-medical marijuana retail sales	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
UTILITIES																
Accessory use solar energy system, subject to sections 28-158 through 28-160	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y
Accessory use solar canopy over parking lot (parking lot would be principal use)	N	N	N	N	N	N	N	Y	N	N	Y	N	Y	N	Y	N
Principal use solar energy system	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Ground mounted solar	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R-10SW R-8	R-6	LB	GB	D	W†	M	OS	EI	HPC	MMU	PI
Large-scale ground-mounted solar photovoltaic facility, located on a remediated and restricted contamination site or a contaminated site pending remediation, as a major land development project subject to sections 28-286 through 28-291	N	N	N	N	N	N	S*	S*	S*	S*	S*	N	S*	N	S*	N
Large-scale ground-mounted solar photovoltaic facility on a closed and capped landfill subject to sections 28-286 through 28-290	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y

Notes:

* See special use standards in section 28-150.

† In the W (waterfront) zone, other than for single, two-family, three-family, four-family dwellings or in an urban rehab land development project; retail business, office uses, marine trades industries, restaurants, cafes, and/or delis are required on the first floor within 50 feet of the front lot line.

†† See section 28-356 et seq. for additional language regarding accessory uses in the HPC zone.

††† See section 28-150(e) et seq. for additional language regarding the keeping of chicken hens.

See sections 28-150(h) and 28-281 for formula business (as defined in section 28-1) in the historic district zone which also require a special use permit.

- (1) Two household dwellings may be permitted in the R-15 and R-20 zoning districts provided that at least one unit is deed restricted as an affordable housing unit under the Low to Moderate Income Housing Act.
- (2) On state-owned land.
- (3) Except as provided per section 28-153, home occupations.
- (4) Only if not within 200 feet from a residential zone or residential use.
- (5) Not more than one prefabricated relocatable steel building, box trailer or shipping or cargo container shall be permitted as of right for a single period of no longer than 60 days as a temporary use of any property by the property owner. The temporary use must first be approved by a permit from the building official and zoning enforcement officer to ensure compliance with standards of section 28-150(i). During that 60-day period, a property owner may apply to the zoning board for a special use permit to maintain the structure for an extended period of time.

- (6) See chapter 10, article V of the Bristol Town Code for additional regulation of outdoor wood boilers.
- (7) One dwelling for a caretaker may be constructed if the property has more than 20 acres.
(Ord. No. 2013-15, 10-9-13; Ord. No. 2015-15, 12-16-15; Ord. No. 2017-03, 4-26-17; Ord. No. 2018-12, 7-11-18; Ord. No. 2018-18, 2-6-19; Ord. No. 2019-07, 6-26-19; Amend. of 1-27-21)



Town of Bristol

Rhode Island
Comprehensive Plan, 2016

MAP 5B Future Land Use

