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Town of Bristol, Rhode Island

Department of Community Development

10 Court Street
Bristol, RI 02809
bristolri.gov
401-253-7000

November 8, 2023

Class W.

TO: Melissa Cordeiro, Town Clerk
FROM: Diane M. Williamson, Director
RE: First Reading of Zoning Ordinance Revisions – Chapter 28

Attached are the draft Zoning Ordinance amendments for first reading at the November 15, 2023 Town Council meeting. The second reading and public hearing is being advertised for December 6, 2023. The Planning Board meeting to review these amendments in November and any edits recommended as a result of this review will be presented prior to the December public hearing.

As you know, these amendments were necessitated due to changes in the State Law that will take effect on January 1, 2024.

Thank you.

TOWN COUNCIL
DEC 06 2023
MEETING

~~TOWN COUNCIL
NOV 15 2023
MEETING~~

2nd reading

LEGAL NOTICE

**TOWN OF BRISTOL
PUBLIC HEARING**

Notice is hereby given that the Town Council of the Town of Bristol will hold a second reading and public hearing on Wednesday, December 6, 2023, at 7:00 pm in the Council Chambers at the Bristol Town Hall, 10 Court Street, on the amendment of the following town ordinance:

**PROPOSED ZONING ORDINANCE AMENDMENTS – MISCELLANEOUS
REVISIONS REFLECTING STATE LAW CHANGES**

Sec. 28-1 (Definitions); Sec. 28-82 (Use regulations); Sec. 28-150 (Special use permit standards for various uses); Sec. 28-152 (Zoning modification permits); Article VI (Development Plan Review); Sec. 28-221 (Land nonconforming by area); Article IX, Division 6 (Low and Moderate Income Housing and Inclusionary Zoning); Sec. 28-408 (Zoning board of review); Sec. 28-409 (Variances and special use permits); Proposed New Sec. 28-161 (Adaptive reuse); Proposed New Sec. 28-414 (Unified development review)

The proposed amendments are required due to changes in state law which will take effect on January 1, 2024, the proposed effective date of these amendments. The amendments include the following changes:

- Revised standards for granting a dimensional variance;
- Addition of new criteria for uses permitted by special use permit and changes to table of permitted uses;
- Allowance for modification of dimensional requirements up to 15 percent;
- Procedure whereby uses not specifically addressed in the use table may be presented to the Zoning Board for review;
- Reduced dimensional requirements for nonconforming lots, and prohibition against lot merger in certain cases;
- Process for review and approval comprehensive permit applications (residential developments containing a minimum of 25% deed-restricted affordable housing);
- Unified development review for developments requiring zoning relief as well as approval by the Planning Board/Technical Review Committee/Administrative Officer;
- Standards for adaptive reuse (conversion of existing non-residential buildings to residential or mixed-use developments);
- Changes reflecting 2022 state law changes to the quorum requirement for the Zoning Board and majority vote required to approve applications

Proposed amendments are available at the Town Hall in the Town Clerk's Office and may be viewed or downloaded from the Town of Bristol website at www.bristolri.gov.

The proposed ordinance 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. All such alterations or amendments will be presented for comment in the course of the public hearing. All persons interested are invited to be heard thereon.

Per Order of the Town Council,
Melissa Cordeiro
Council Clerk

NOTE: INDIVIDUALS REQUESTING INTERPRETIVE SERVICES FOR THE DEAF OR HARD OF HEARING MUST NOTIFY THE TOWN CLERK'S OFFICE AT 253-7000, 72 HOURS IN ADVANCE OF THE HEARING DATE.

November 16, 23, & 30, 2023

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