

1ST 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:

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Sec. 28-303. - Definitions.

Amend as follows:

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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.