

TOWN OF BRISTOL

2018 PROPOSED ZONING AMENDMENTS

*Please note that bold and italicized words represent proposed language. A strikethrough represents proposed text to be removed.

ARTICLE 2: AMENDMENT NO. 1

ARTICLE VIII DEFINITIONS

Add the following new definition:

BREW PUB — a brewery licensed by the state of NH as a brew pub as defined in RSA 178:13.

Add Brew Pub as a Permitted Use in the following districts:

- Article III, Section 3.2A Village Commercial District
- Article III, Section 3.2C Downtown Commercial District
- Article III, Section 3.2D Corridor Commercial District
- Article III, Section 3.2E Rural District
- Article III, Section 3.2F Lake District
- Article III, Section 3.2G Industrial District

ARTICLE 3: AMENDMENT NO. 2

ARTICLE VIII DEFINITIONS

Add the following new definition:

DISTILLERY — a facility that distills, bottles, sells, and/or offers samples of liquor per RSA 178:6 and 178:7.

Add Distillery as a Permitted Use in the following districts:

- Article III, Section 3.2A Village Commercial District
- Article III, Section 3.2C Downtown Commercial District
- Article III, Section 3.2D Corridor Commercial District
- Article III, Section 3.2E Rural District
- Article III, Section 3.2F Lake District
- Article III, Section 3.2G Industrial District

ARTICLE 4: AMENDMENT NO. 3

ARTICLE VIII DEFINITIONS

Add the following new definition:

WINERY/MEADERY — A facility that produces, bottles, sells, and/or offers samples of wine or mead per RSA 178:8.

Add Winery/Meadery as a Permitted Use in the following districts:

- Article III, Section 3.2A Village Commercial District
- Article III, Section 3.2C Downtown Commercial District
- Article III, Section 3.2D Corridor Commercial District

Article III, Section 3.2E Rural District
Article III, Section 3.2F Lake District
Article III, Section 3.2G Industrial District

ARTICLE 5: AMENDMENT NO. 4

ARTICLE III, SECTION 3.2, Fc

In addition to the minimum set back requirements listed in Article 3.3,F below, the minimum setback of any structure shall be fifty (50) feet from any shore line except as noted in 3.2,H. Leach fields shall be at least one hundred twenty-five (125) feet from any shore line (see RSA483B). ***There is also a building height restriction as noted in Article 4.4.***

ARTICLE 6: AMENDMENT NO. 5

ARTICLE IV, SECTION 4.12, C1a & C3a NON-CONFORMING STRUCTURES, LOTS, AND USES ARTICLE IV

ARTICLE IV, SECTION 4.12, C1a

Expansion of the existing footprint or construction of accessory structures shall be allowed so long as the total area of all structures on the lot does not exceed the maximum allowable lot coverage by structures and there is no increase in any existing encroachment into the setbacks. Increases in height at any point on the structure of up to one foot are allowed. Added dormers and /or shed roofs are allowed so long as the height of the original ridgeline is not increased by more than one foot. Any increases over one foot in the ridgeline height (including construction over expansions in the footprint) are allowed by Special Exception only. ***Any increase in height must not exceed the building height restriction as noted in Article 4.4.***

ARTICLE IV, SECTION 4.12, C3a

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ARTICLE 7: AMENDMENT NO. 6

ARTICLE IV, SECTION 4.11, D SIGNS

The following types of signs are prohibited in all districts:

1. Signs using flashing electric lights.
2. Signs displaying symbols or messages which move or which change periodically on any electronic or mechanical basis.
3. Signs having revolving or moving elements, except for a revolving barber pole.
4. Signs designed to change display when viewed from different angles.

~~Signs displaying time and/or temperature are expressly permitted in all districts and are subject to the same requirements as all other signs (amended 3/8/11).~~

ARTICLE 8: AMENDMENT NO. 7

ARTICLE VIII DEFINITIONS

Add the following new definitions:

KENNEL — A facility (use or structure) for boarding, breeding, training, selling of five (5) or more dogs beyond three (3) months of age belonging to customers, patrons, or others, or lost or strayed animals, for compensation or as a humanitarian gesture. The animals must be licensed and the facility or premises is subject to periodic inspection as scheduled by the Land Use Office.

STABLE — A building for lodging and feeding of horses and other farm animals.

ARTICLE 9: AMENDMENT NO. 8

Add Kennel as a use allowed by Special Exception in the following districts:

Article III, Section 3.2E Rural District

ARTICLE 10: AMENDMENT NO. 9

ARTICLE 9 SECTIONS 4 WETLANDS CONSERVATION OVERLAY DISTRICT

4A. WETLANDS CONSERVATION OVERLAY DISTRICT DEFINED

The Wetlands Conservation Overlay District is defined as ***comprised of*** those areas ***within the Town of Bristol that are defined in Section 9.3H. WETLANDS as wetlands. A general map of these areas is available for inspection in the office of the Town Clerk, or on the town's web site. While this map is adequate for community planning purposes, it cannot be considered final for purposes of engineering a particular site for development. In all cases, the precise location of wetland areas shall be determined by the actual character of the land, and the distribution of wetland soil types.*** Delineated on the "Town of Bristol Wetlands Map 1988" and in the associated report prepared by B.H. Keith Associates, the Wetlands of Bristol, NH, An Inventory and Evaluation, 1988, and comprised of very poorly and poorly drained soils. Copies of this map and report are available for inspection in the office of the Town Clerk or the Conservation Commission. In all cases, the precise location of wetland areas shall be determined by the actual character of the land, and the distribution of wetland soil types. Such determinations shall be made by field inspection and testing conducted by a certified soil scientist and/or wetland biologist.

4B. ESTABLISHMENT OF THE WETLANDS CONSERVATION OVERLAY DISTRICT

The limits of the Wetlands Conservation Overlay District are hereby determined to be areas of one acre or more in size, characterized by very poorly or poorly drained soils; areas of any wetland of any size if contiguous to surface waters such as lakes, ponds, and streams; areas subjected to high water tables for extended periods of time and includes, but not limited to, all such areas delineated as wetlands on the "Town of Bristol Wetlands Map 1988".

The Conservation Commission or its designated agent(s) shall inventory and maintain current records of all wetland areas within the town. The commission may amend its map from time to time as information

becomes available relative to more accurate delineation of wetlands within the town. Such information may be submitted to the Commission for change to the Wetlands Conservation Overlay District.

~~4C. 4B. WETLANDS INCORRECTLY DELINEATED~~

~~If either the applicant or the Board questions the “Town of Bristol Wetland Map 1988” as amended, or the Wetlands Conservation Overlay District boundaries established under this Article, the applicant shall engage a certified soil scientist to conduct a field analysis to determine the precise location of the Wetlands Conservation Overlay District boundaries on the affected properties. The soil scientist shall submit a report of his/her findings to the Planning Board and the Conservation Commission including, but not limited to, a revised soils map of the area in question, a written on-site field inspection report and test boring data if applicable. The 1” 1000’ scale map prepared by B.H. Keith Associates is adequate for community planning purposes but cannot be considered final for purposes of engineering a particular site for development.~~

~~2. Upon receipt of the report, the Planning Board, in consultation with the Conservation Commission, may refer it for review to a certified soil scientist of its own choosing. The applicant shall be responsible for any costs incurred by the Planning Board in connection with this independent review of its expert’s report.~~

~~3. Upon receipt of its expert’s review, the Planning Board, in consultation with the Conservation Commission, shall determine the applicability of this Article to the lot or parcel in question.~~

ARTICLE 11: AMENDMENT NO. 10

XVI. ACCESSORY DWELLING UNITS

Add the following provision to the Zoning Ordinance:

12.1 Purpose

In accordance with NH RSA 674:71-73, this provision allows for the creation of an Accessory Dwelling Unit (ADU) as an accessory use to existing single-family detached dwellings. The purpose of this ordinance is to provide more flexible, affordable housing options for residents and to support more efficient use of existing housing stock and infrastructure while maintaining the public health, safety, and aesthetics in town.

12.2 Definition

An “Accessory Dwelling Unit” refers to a residential living unit that is within or attached to a single-family dwelling and that provides independent living facilities for one or more persons on the same parcel of land as the principal dwelling unit it accompanies.

12.4 Requirements and Standards

A. An ADU may be located on a lot only if:

- 1. one of the units on the lot is owner-occupied, and**
- 2. the principal structure on the lot is a single family dwelling.**

- B. One (1) ADU shall be allowed per lot provided the lot is an existing lot of record and must be located within or attached to the principal single family dwelling.**
- C. An ADU shall not be considered to be an additional dwelling unit for the purpose of determining minimum lot size;**
- D. The ADU shall not increase any nonconforming aspect of any existing structure;**
- E. The ADU shall comply with all the zoning regulations for a single-family detached dwelling including, but not limited to, setbacks, height limits, and lot coverage;**
- F. An ADU must be designed as follows:**
 - 1. The ADU may not have more than two bedrooms;**
 - 2. The gross living area of the ADU shall be no less than 750 square feet and shall be no more than one-third of the living area of the principal dwelling;**
 - 3. The ADU must comply with all applicable state building, sanitation, and fire codes;**
 - 4. An interior door shall be provided between the principal dwelling unit and the accessory dwelling unit; and**
 - 5. The architecture of the ADU may match that of the primary residence.**
- G. One off-street parking space per bedroom shall be provided for the ADU.**
- H. The applicant shall make adequate provisions for water supply and sewage disposal in accordance with NH RSA 485-A:38.**