

BRISTOL LOT SIZE AND SETBACK GUIDELINES

ZONE	Class	Min Lot Area/Size In sq feet	Min Frontage	Front Set Back	Side/Rear Set Back	Max % of lot coverage
VC	Class 1	10,000	75 feet	20 feet	15 feet	60 %
	Class 2	20,000	75 feet	20 feet	15 feet	60 %
	Class 3	20,000	75 feet	20 feet	15 feet	60 %
VR	Class 1	10,000	75 feet	20 feet	15 feet	30 %
DC	Class 1	None	50 feet	15 feet	15 feet	100 %
CC	Class 1	30,000	100 feet	20 feet	20 feet	30 %
	Class 2	30,000	100 feet	20 feet	20 feet	30 %
	Class 3	40,000	100 feet	20 feet	20 feet	30 %
R	Class 1	30,000	100 feet	20 feet	20 feet	25 %
	Class 2	30,000	100 feet	20 feet	20 feet	25 %
	Class 3	40,000	100 feet	20 feet	20 feet	25 %
Lake	Class 1	30,000	100 feet	20 feet	15 feet	25 %
	Class 2	30,000	100 feet	20 feet	15 feet	25 %
	Class 3	40,000	100 feet	20 feet	20 feet	25 %
Indust	Class 1	20,000	125 feet	25 feet	25 feet	60 %
	Class 2	30,000	150 feet	25 feet	25 feet	60 %
	Class 3	40,000	150 feet	25 feet	25 feet	60 %
Pemi	All	87,120	200 feet	Min Setback from River 100 feet		
Septic setback 125 feet from river			Frontage on river 150 feet			

VC – Village Commercial
 VR – Village Residential
 DC – Downtown Commercial
 CC – Corridor Commercial
 R – Rural
 L – Lake
 Industrial Class
 Pemi – Pemigewasset Overlay

Class 1 – Town water & sewer
 Class 2 – Town water OR sewer
 Class 3 – Private well & septic

All structures including sheds, pools, garages, etc must meet setback requirements unless variance is granted by Zoning Board of Adjustment.