

ZONING

350 Attachment 1

Town of Bristol

Schedule of Lot Size, Building Size and Setbacks
 [Amended 4-12-2021 by L.L. No. 2-2021; 6-9-2025 by L.L. No. 3-2025]

	Minimum Lot Area (acres)	Minimum Lot Frontage (feet)	Principal Structure and ADU Setbacks			Accessory Structure Setbacks			Maximum Principal Structure Height (feet)	Maximum Building Coverage	Minimum Habitable Space (square feet) ADU See § 350-54.1
			Front (feet)	Rear (feet)	Side (feet)	Front (feet)	Rear (feet)	Side (feet)			
A-C Use District (Agricultural-Conservation)											
Principally Permitted Uses											
Dwelling, single-family	2	200	75	75	50	75	50	25	35	5%	950
Dwelling, two-family	2	200	75	75	50	75	50	25	35	5%	1,900
Agricultural, farms	5	200	75	75	50	75	50	25	35	5%	950
Agricultural, specialty/greenhouses/nurseries	2	200	75	75	50	75	50	25	35	5%	950
Home occupation/professional office	2	200	75	75	50	75	50	25	35	5%	950
Religious assembly	5	200	75	75	50	75	50	25	35	5%	n/a
Specially Permitted Uses											
Antennas/parabolic dishes/towers/windmills and power-generation devices	Refer to Town Code										
Bed-and-breakfast/tourist home	5	200	75	75	50	75	50	25	35	5%	1,200
Boarding/horse stables/riding academies/livery stables	10	200	75	75	50	75	50	25	35	5%	-
Campgrounds	10	200	-	-	-	-	-	-	35	-	-
Excavation operations	5	-	-	-	-	-	-	-	-	-	-
Golf courses/clubhouses	-	-	-	-	-	-	-	-	-	-	-
Kennels/animal clinics/grooming facilities	5	200	75	75	50	75	50	25	35	-	-
Manufactured home parks	Refer to Town Code										
Multi-family/unit dwellings, apartment complexes	Refer to Town Code										
Public utility facilities	5	200	75	75	50	75	50	25	35	5%	-
Townhome development (multiple single-family townhome units on one parcel)	10	200	75	75	50	75	50	25	35	20%	-
L-R Use District (Low-Density Residential)											
Principally Permitted Uses											
Dwelling, single-family	2	200	75	75	50	75	50	25	35	5%	950
Dwelling, two-family	2	200	75	75	50	75	50	25	35	5%	1,900
Home occupation/professional office	2	200	75	75	50	75	50	25	35	5%	950

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			Front (feet)	Rear (feet)	Side (feet)	Front (feet)	Rear (feet)	Side (feet)			
Religious assembly	2	200	75	75	50	75	50	25	35	15%	-
Specially Permitted Uses											
Antennas/parabolic dishes/towers/windmills and power-generation devices	Refer to Town Code										
Bed-and-breakfast/tourist home	2	200	75	75	50	75	50	25	35	5%	1,200
Boarding/horse stables/riding academies/livery stables	10	200	75	75	50	75	50	100	35	5%	-
Farms, specialty/greenhouses/nurseries	2	200	75	75	50	75	50	25	35	5%	950
Kennels/animal clinics/grooming facilities	5	200	-	-	-	-	-	-	-	-	-
Multi-family/unit dwellings, apartment complexes	Refer to Town Code										
Public utility facilities	5	200	75	75	50	75	50	25	35	10%	-
M-R Use District (Medium-Density Residential)											
Principally Permitted Uses											
Dwelling, single-family	2	150	75	20	20	75	20	15	35	5%	950
Dwelling, two-family	2	150	75	20	20	75	20	15	35	5%	1,900
Home occupations/professional offices	2	150	75	20	20	75	20	15	35	5%	950
Religious assembly	1	150	50	75	20	50	20	15	35	20%	-
Specially Permitted Uses											
Antennas/parabolic dishes/towers/windmills and power generation devices	Refer to Town Code										
Bed-and-breakfast/tourist homes	2	150	75	20	20	75	20	15	35	5%	1,200
Public utility facilities	1	150	75	20	20	75	20	15	35	5%	-
Townhouses/condominiums	-	-	-	-	-	-	-	-	-	-	-
C-B Use District (Community Business)											
Principally Permitted Uses											
Dwelling, single-family	2	150	75	20	20	75	20	15	35	5%	950
Dwelling, two-family	2	150	75	20	20	75	20	15	35	5%	1,900
Home occupations/professional offices	2	150	75	20	20	75	20	15	35	5%	950
Fraternal organizations/lodges	1	125	30	20	25	30	20	10	35	-	-
Funeral homes	1	125	30	20	25	30	20	10	35	-	-
Medical and dental clinics	1	125	30	20	25	30	20	10	35	-	-
Professional offices	1	125	30	20	25	30	20	10	35	-	-
Public buildings and grounds	1	125	30	20	25	30	20	10	35	-	-
Retail and service buildings	1	125	30	20	25	30	20	10	35	-	-
Specially Permitted Uses											
Antennas/parabolic dishes/towers/windmills and power	Refer to Town Code										

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			Front (feet)	Rear (feet)	Side (feet)	Front (feet)	Rear (feet)	Side (feet)			
generation devices											
Animal clinics/grooming facilities	1	125	30	20	25	30	20	10	35	-	-
Bars/taverns	1	125	30	20	25	30	20	10	35	-	-
Bowling alleys	-	-	-	-	-	-	-	-	-	-	-
Laundromats/dry cleaners	-	-	30	20	25	30	20	10	35	-	-
Motels/hotels	-	-	30	20	25	30	20	10	35	-	-
Mini storage facilities	-	-	30	20	25	30	20	10	35	-	-
Motor vehicle service stations	-	150	30	20	25	30	20	10	35	-	-
Restaurants/drive-through restaurants	-	-	30	20	25	30	20	10	35	-	-
Shopping centers	-	-	-	-	-	-	-	-	-	-	-
Supermarkets	-	-	30	20	25	30	20	10	35	-	-
Vehicle sales and service	-	-	30	20	25	30	20	10	35	-	-
L-I Use District (Light Industrial)											
Principally Permitted Uses											
Dwelling, single-family	2	150	75	20	20	75	20	15	35	5%	950
Dwelling, two-family	2	150	75	20	20	75	20	15	35	5%	1,900
Home occupations/professional offices	2	150	75	20	20	75	20	15	35	5%	950
Production and assembly uses	2	150	50	50	50	50	50	25	35	-	-
Public utility facilities	1	125	30	20	50	30	30	30	35	-	-
Research and development labs	1	125	30	20	50	30	30	30	35	-	-
Retail and service businesses	1	125	30	20	25	30	20	10	35	-	-
Wholesaling and warehousing	2	150	50	50	50	50	50	25	35	-	-
Specially Permitted Uses											
Antennas/parabolic dishes/towers/windmills and power generation devices	Refer to Town Code										
Adult entertainment	Refer to Town Code										
Banks	-	-	30	20	50	30	30	30	35	-	-
Motels/hotels	-	-	30	20	50	30	30	30	35	-	-
Motor vehicle service stations	-	-	30	20	50	30	30	30	35	-	-
Restaurants/drive-through restaurants	-	-	30	20	50	30	30	30	35	-	-