

Town of Bristol

2019 Proposed Zoning Ordinance Amendments

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

Article 3: Amendment No. 1

Update the definition of boat storage to reflect the Town's consistent interpretation of this term as addressing commercial facilities but not residential.

Article VIII Definitions, Boat Storage

Proposed Change:

Commercial facility for storing boats, marine equipment and related products either indoor or outdoor.

Article 4: Amendment No. 2

Update the definition of impervious cover. The existing definition does not, take into account, current technology that allows swimming pools, eco-roofs, and modern pavement to absorb water.

Article VIII Definitions, Impervious Cover

Proposed Change:

~~Any roof, driveway, parking area, sidewalk or similar area. Such surfaces include, but are not limited to, buildings, driveways or any type, streets, parking lots, swimming pools, and tennis courts.~~

Permanent surface having the potential to cause runoff during a rain event. Examples might include— but are not limited to— asphalt roads, metal or shingled roofs, and concrete sidewalks.

Article 5: Amendment No. 3

Because "facility/facilities" is used many times throughout our Zoning Ordinance, it would be useful to define this term. There is currently no definition.

Article VIII Definitions, Facility

Proposed Definition:

A building, room, array of equipment, or a number of such things, designed to serve a particular function(s) and not otherwise defined in this ordinance.

Article 6: Amendment No. 4

An update to this section of the Zoning Ordinance addresses the language for the keeping of farm animals. The amendment is intended to help the Town address fire hazards, animal cruelty, and potential threats to water quality that may result when too many animals are kept in a small space.

Article IV, Section 4.2 Keeping of Farm Animals

Proposed Change:

~~The keeping of farm animals, including cows, goats, horses, pigs and sheep, shall be prohibited within the Village Commercial, Village Residential, Downtown Commercial, Corridor Commercial, Lake and Industrial Districts on lot sizes of less than one (1) acre. The keeping of such animals shall also be prohibited within one hundred (100) feet of Newfound Lake and the Pemigewasset, Newfound, Fowler and Smith Rivers. The keeping of small animals, including chickens, rabbits, etc., in small number and for personal use and enjoyment shall be permitted, if such small animals are penned or otherwise restricted.~~

The keeping of Farm Animals (defined in Article VIII) shall be prohibited on lot sizes of less than (1) acre in all Zoning districts. The keeping of such animals is also prohibited within one hundred feet of Newfound Lake and the Pemigewasset, Newfound, Fowler and Smith Rivers. Small animals, including chickens, rabbits, etc., may be kept in small number and for personal use and enjoyment, if such small animals are penned or otherwise restricted. All property owners or lessees must follow best management practices per RSA 674:32-a.

Article 7: Amendment No. 5

Currently a farm animal is not defined by the Bristol Zoning Ordinance. This proposed change would bring clarity to the Keeping of Farm Animals (Article IV, Section 4.2) by adding a definition.

Article VIII Definitions, Farm Animal

Proposed Definition:

Any domestic species of cattle, sheep, swine, goats, llamas, or horses, which are normally and have historically, been kept and raised on farms in the U.S., and used or intended for use as food or fiber, or for improving animal nutrition, breeding, management, or production efficiency, or for improving the quality of food or fiber. Farm Animal also includes animals such as horses and llamas when used solely as work and pack animals or simply for pleasure.

Article 8: Amendment No. 6

The purpose of this amendment is to help the Town regulate the presence of manufactured storage containers more effectively based on the length of time they are in place.

Article IV, Section 4.3 Manufactured Storage Containers

Proposed Change:

~~Allowed only with the approval of the Bristol Planning Board.~~

Article 8: Amendment No. 6 (cont.)

Manufactured Storage Containers:

A. Any property owner or lessee may have one (1) manufactured storage container. Use is limited to a period not to exceed 90 days per calendar year and must meet all front, rear and side setbacks.

B. For use exceeding 90 days, but less than one (1) year, a property owner or lessee must have an approved Land Use Permit.

C. For use exceeding one (1) year, a property owner or lessee shall apply for and receive a Special Exception from the Zoning Board of Adjustment.

D. A manufactured storage container shall not be considered living quarters for any period of time.

Article 9: Amendment No. 7

This update to the definition of manufactured storage container would help us regulate the presence of manufactured storage containers more effectively. The size descriptions have been removed.

Article VIII Definitions, Manufactured Storage Container

Proposed Change:

~~Any structure, transportable in one or more sections which, in the traveling mode, is (8) body feet or more in width and (20) body feet or more in length.~~

Any structure, such as a cargo container, "POD" container or truck trailer, that is reusable and transportable, designed to be rented, leased or purchased for the storage of residential, commercial or industrial goods.

Article 10: Amendment No. 8 – By Petition

This proposed amendment comes from a *petition* submitted by members of the community. Note that the Planning Board has also proposed an update to the definition of boat storage. As it pertains to Amendment No. 8, the **Planning Board has voted to not recommend 0-6.**

Article VIII Definitions, Boat Storage

Proposed Change:

Commercial facility of any size for storing boats, marine equipment and related products either indoor or outdoor, or a residential facility other than for property with a single dwelling unit, for storing boats, marine equipment and related products either indoor or outdoor.

Reason submitted: Currently, Boat Storage is only permissible in certain zones by special exception. The Planning Board has presented a warrant article to limit the need for a Special Exception to commercial boat storage. This change ignores the fact that certain properties in Bristol have more than one dwelling unit which could result in warehouse size facilities. Such projects presented for properties with more than one dwelling unit should still be required to seek a special exception to ensure the facility is an appropriate use in the zoned area.