

BRISTOL LOT SIZE AND SETBACK GUIDELINES

Updated 4/20/16

VC - Village Commercial
VR - Village Residential
DC - Downtown Commercial
CC - Corridor Commercial
R - Rural
L - Lake
I - Industrial

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.

ZONE	CLASS	Min Lot Area/Size* In sq feet* Single/Two-family*	Minimum Road Frontage	Front Set Back	Side/Rear Set Backs	Maximum % 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%
	Class 2	25,000	75 feet	20 feet	15 feet	30%
	Class 3	40,000	75 feet	20 feet	15 feet	30%
DC	Class 1	NONE	50 feet	15 feet	No side/15 feet rear	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%
L	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%
I	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%
Pemigewasset Overlay	ALL	87,120	150 feet	Minimum Setback from River - 100 feet		
			Minimum Frontage on River - 200 feet	Septic Setback from River - 125 feet		
Wetlands Conservation Overlay	See Zoning Ordinance - Article IX for Information on Lot Size and Setback Requirements					

*See Zoning Ordinance - Section 3.3 for Additional Land and Space Requirements