

Bristol Lot Size and Setback Guidelines

All structures (including sheds, pools, garages, etc.) must meet setback requirements unless a variance is granted by the Zoning Board.

ZONE	CLASS	Single/Two-Family Min. Lot Size* in Square Feet (ft ²)	Road Frontage Minimum	Setback Front	Setbacks Side/Rear	Lot Coverage by Impervious Cover** Maximum %
Village Commercial	1: Town Water AND Sewer	10,000	75 feet	20 feet	15 feet	70%
	2: Town Water or Sewer	20,000				
	3: <i>Private Well and Septic</i>					
Village Residential	1: Town Water AND Sewer	10,000	75 feet	20 feet	15 feet	55%
	2: Town Water or Sewer	25,000				
	3: <i>Private Well and Septic</i>	40,000				
Downtown Commercial	1: Town Water AND Sewer	none	50 feet	15 feet	none/15 feet	100%
Corridor Commercial	1: Town Water AND Sewer	30,000	100 feet	20 feet	20 feet	60%
	2: Town Water or Sewer					
	3: <i>Private Well and Septic</i>	40,000				
Rural	1: Town Water AND Sewer	30,000	100 feet	20 feet	20 feet	40%
	2: Town Water or Sewer					
	3: <i>Private Well and Septic</i>	80,000				
Lake	1: Town Water AND Sewer	30,000	100 feet	20 feet	15 feet	35%
	2: Town Water or Sewer					
	3: <i>Private Well and Septic</i>	80,000			20 feet	
Industrial	1: Town Water AND Sewer	20,000	125 feet	25 feet	25 feet	75%
	2: Town Water or Sewer	30,000	150 feet			
	3: <i>Private Well and Septic</i>	40,000				
Pemigewasset Overlay	ALL CLASSES	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

****IMPERVIOUS COVER**

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