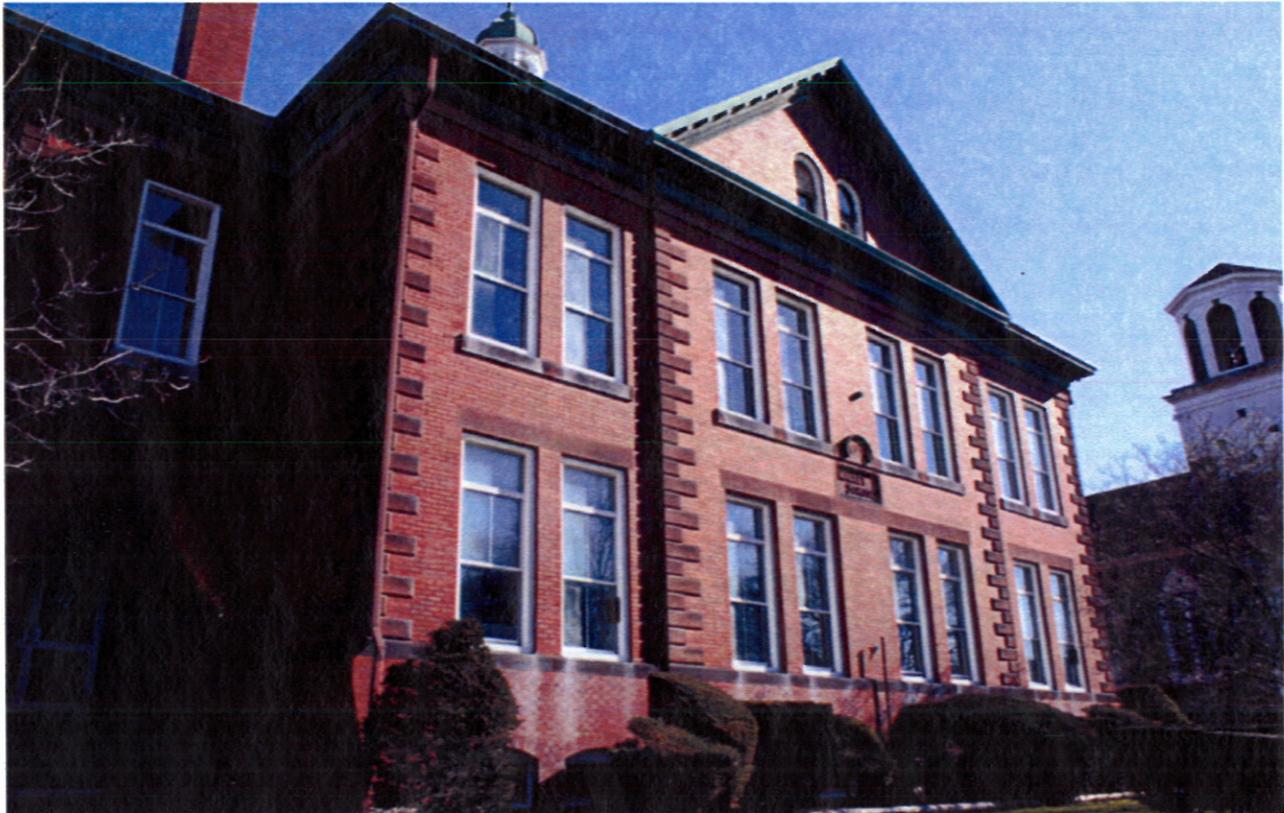


# REQUEST FOR LEASE PROPOSALS

#781

WALLEY SCHOOL RE-USE

BRISTOL, RHODE ISLAND



Walley School, Bristol RI  
View from High Street

## Introduction

The Town of Bristol, Rhode Island is requesting proposals for the Walley School that will result in the re-use of an approximately 18,000 square foot building located on the Town Common, in the heart of the historic Downtown. The building is currently vacant, having been decommissioned by the Bristol Warren Regional School Department..

The site is located at the southeast corner of High Street and State Street, in a prominent location on the corner of the Town Common. The Town Common is an iconic place in Bristol that is used frequently by the Town as a recreational venue, for fairs, and concerts including the

Concerts on the Common series. The Town Common also serves as a gateway into the historic downtown commercial area which has shops, restaurants, offices, art galleries, the post office, the library, churches, elementary schools and a large residential neighborhood of historic homes. High Street is the route of the historic Bristol 4<sup>th</sup> of July Parade which is the oldest, continuously running parade celebrating July 4. A map of the parade route is attached in Appendix A.

The core objective of this request for proposals is to identify a qualified respondent that will re-develop the site with a use or uses that will put the site back into productive use, and that will have a significant positive economic impact for the community. Criteria that will be used to evaluate the economic impact will include the number and types of jobs created, whether and to what extent the redeveloped site brings visitors to the community and brings residents downtown, increases the foot traffic in the area, serves as a catalyst for other development; and, improves the economic development of the Town. The successful proposal will understand the great lengths the Town has gone through to study and plan for the future re-use of this building as something that will have a beneficial impact on the historic downtown. Finally, it will understand the significance of this parcel as one of the major gateways into the historic downtown area. Critical to the success of any proposal will be the demonstration of this project's role in defining the goals that the Town has for the future of the area.

The Town has been planning for the re-use of the building integrating arts and the creative economy into the potential use scenarios. As the building is located on the Town Common, there are deed restrictions prohibiting the sale of the building; however, the Town could enter into a long-term lease with a successful proposal.

The building has a ball field to the east and across the street to the north is a private school and a church. To the immediate south is a church and then further south is the Bristol Statehouse. The Bristol Statehouse is owned by Mosaico Community Development Corporation, a non-profit organization, that serves the residents and businesses of the neighborhood. The building was also a Courthouse for many years and houses Mosaico's Office and the second floor is also used for plays and lectures. Mosaico is also the owner and developer of the historic mill now known as the Bristol Industrial Park located one block east on Wood Street. This 2-acre site is being re-developed with a mix of commercial and industrial businesses that will bring vitality and jobs back to a formerly blighted area.

There is on-street parking in the area of the building and the RIPTA bus Route 60 (Newport to Providence) is one block west on Hope Street.

More information about the cultural events and attractions of the Town are available at the Explore Bristol website at [www.explorebristolri.com](http://www.explorebristolri.com).



## **General Background**

Bristol is a quintessential seaport Town located in the East Bay area of Rhode Island. At the last census it had a population of 22,306. Bristol is also home to Roger Williams University and many cultural and historical sites. Bristol is approximately 20 miles south of the City of Providence which is the capital of Rhode Island and approximately 20 miles north of the City of Newport.

Since 2005, Bristol, along with the State of Rhode Island Department of Transportation, has made numerous improvements to the Downtown to support economic development. Specifically, the State has recently complete a revitalization to the downtown with new sidewalks, curbing, paving, street lights, street trees and street furniture. The Town has recently completed improvements to the State Street Dock making the area safe and accessible for commercial fishermen.

The Town of Bristol seeks and welcomes economic development. The Town has a streamlined development review process with a Technical Review Committee that brings all the various departments together in the project review. The staff works with developers and engages neighbors and other stakeholders early in the design process to identify and resolve potential conflict areas.

The Town has accomplished a lot over the past several years with a bold and visionary leadership and with an entrepreneurial spirit unmatched in public sector organizations. The Town's recent history is filled with strategic partnerships between the private sector, non-profits and the municipality that have been recognized for their transformational outcomes. In developing proposals, applicants are encouraged to take the Town's lead and employ the same attitude.

## **Walley School Summary**

The Town-owned Walley School is a two-story school built in 1896. The building was used as an elementary school until decommissioned in the 1990's and has since been utilized for storage. Appendix B contains an excerpt from the Downtown Public Building Study completed in 2008 which illustrates the floor plans of the building. The total square footage is approximately 18,000 square feet. There are two main levels along with a large functional basement as well as an attic that is not easily accessible.

The Town makes no representations as to the actual square footage or the structural condition of the school. This Request for Proposals is being made in "as is, where is" condition, with no warranties expressed or implied.

There are two (2) former school buildings in close proximity to the Walley School --- the Byfield School which is a "bookend to Walley School" and is located on the south opposite

corner of the Town Common at High and Church Streets; and, Reynolds School which is located across High Street from Byfield School. The Town has been leasing the classrooms at the Reynolds and Byfield Schools to various uses including some for-profit educational uses and some non-profit community and arts uses.

### **Zoning**

The property is zoned Residential 6,000 square feet (R6). Appendix C contains the Permitted Use Table from the Town's Zoning Ordinance which lists the permitted uses; **however**, notwithstanding the table, residential uses are not permitted on the Town Common which is a public property. The Town will assist the respondent if a zone change is needed to accommodate the successful proposal. The property is also on the National Register of Historic Places in the Waterfront National Register Historic District and is included in the Town of Bristol local historic district, and subject to the Historic District Commission approval for any exterior changes.

### **Parking**

The site has no on-site parking. There is on-street parking and a municipal parking lot to the east on State Street.

### **Other Planning Efforts and Development Activity**

The Town of Bristol has a Comprehensive Plan that was locally adopted and approved by the State of Rhode Island in 2009. Reference is also made to the May 2012 study prepared for the Town by the Roger Williams University Community Partnerships Center which examined the use of the building as a community arts center. These documents, as well as other information about the Town, are available for review on the Town of Bristol's web site at [www.bristolri.us](http://www.bristolri.us).

Respondent's are not limited by these plans, but should take them into consideration when proposing a reuse plan for the site.

Other development in the area should also be considered when developing the proposal.

### **SUBMISSION REQUIREMENTS**

Respondents will be required to submit a written technical and financial proposal which reflects the availability and amount of funding and project requirements, objectives, and priorities. The proposal shall fully describe the physical characteristics and design of the proposed re-use; the financing plan proposed to implement the re-use, the schedule proposed for achieving key milestones in the re-use process, and the financial compensation to be provided to the Town.

Proposals will be evaluated on the following factors:

**1) Respondent's relevant experience, including past and present performance.**

This factor considers the extent of the Respondent's corporate and key personnel experience in successfully conceptualizing, developing and tenaning major construction projects, with special consideration for redevelopment projects. Resumes, relevant experience and information on companies and individuals on the project team should be provided.

**2) Respondent's financial strength.**

This factor considers the extent of the Respondent's experience in dealing with the financing of large complex projects as well as their strategy for and past success in securing financing.

**3) Marketing Plan**

A project of this scope will require significant marketing to potential users. Respondents should have a feasible plan to identify an experienced end user for the property so as to insure the economic viability of the project.

**4) Development Plan**

Submittals must include a concept plan for the proposed development. Respondents need to demonstrate an understanding of site planning, anticipated design and construction elements; and, the phasing of same.

**5) Development Objectives**

The Town has identified the following as important elements in evaluating the desirability of a proposed project:

- a) Number and type of jobs created;
- b) Extent to which the project will bring people into the downtown area and foster new economic development;
- c) Extent to which the project will add to the fabric and character of the downtown area, serving as a catalyst for other development;
- d) The amount of proposed lease and the cost of the renovations to be undertaken;
- e) The proposed re-use development should be financially viable. Proposals that meet all criteria and do not require operational subsidies or maintenance from the Town are most desirable. However, any proposal that meets all other criteria, but might require some financial assistance from the Town are welcomed.
- f) The amount of new tax revenue to be generated from the site.

## **REVIEW AND AWARD PROCESS**

Names of the respondents will be made public; however, the details may not be made public until the Town has entered into an agreement with the successful respondent. All proposals will be considered confidential in accordance with state law for negotiations regarding real estate transactions. Prior to making any proposals public the respective parties will be informed of that decision. An internal review process will be established by the Town. It is expected that the successful submittal will be legally bound contractually by a mutually agreed to "Joint Development Agreement" that will be developed during the process.

The Town reserves the right to reject all offers.

If the selected Respondent's participation in the project is terminated, the Town shall not be responsible for any payment of any fees or have any liability to the Respondent for the costs of developing the project proposal. Additionally, the Town shall have the right, at no cost to itself, to make full use of the project plans developed in whole or in part and to proceed to negotiate and work with a replacement Respondent.

## **TIMETABLE**

Issuance of Request for Proposals – March 28, 2013

Site Visit – April 24, 2013 and May 1, 2013 at 10:00 a.m.

Proposal Submissions Due – June 26, 2013 at 12:00 noon o'clock

Designation of Respondent – Anticipated by August 9, 2013.

## **FOR MORE INFORMATION**

Diane M. Williamson, AICP

Director of Community Development

Town of Bristol

9 Court Street

Bristol, RI 02809

[dianew@bristolri.us](mailto:dianew@bristolri.us)

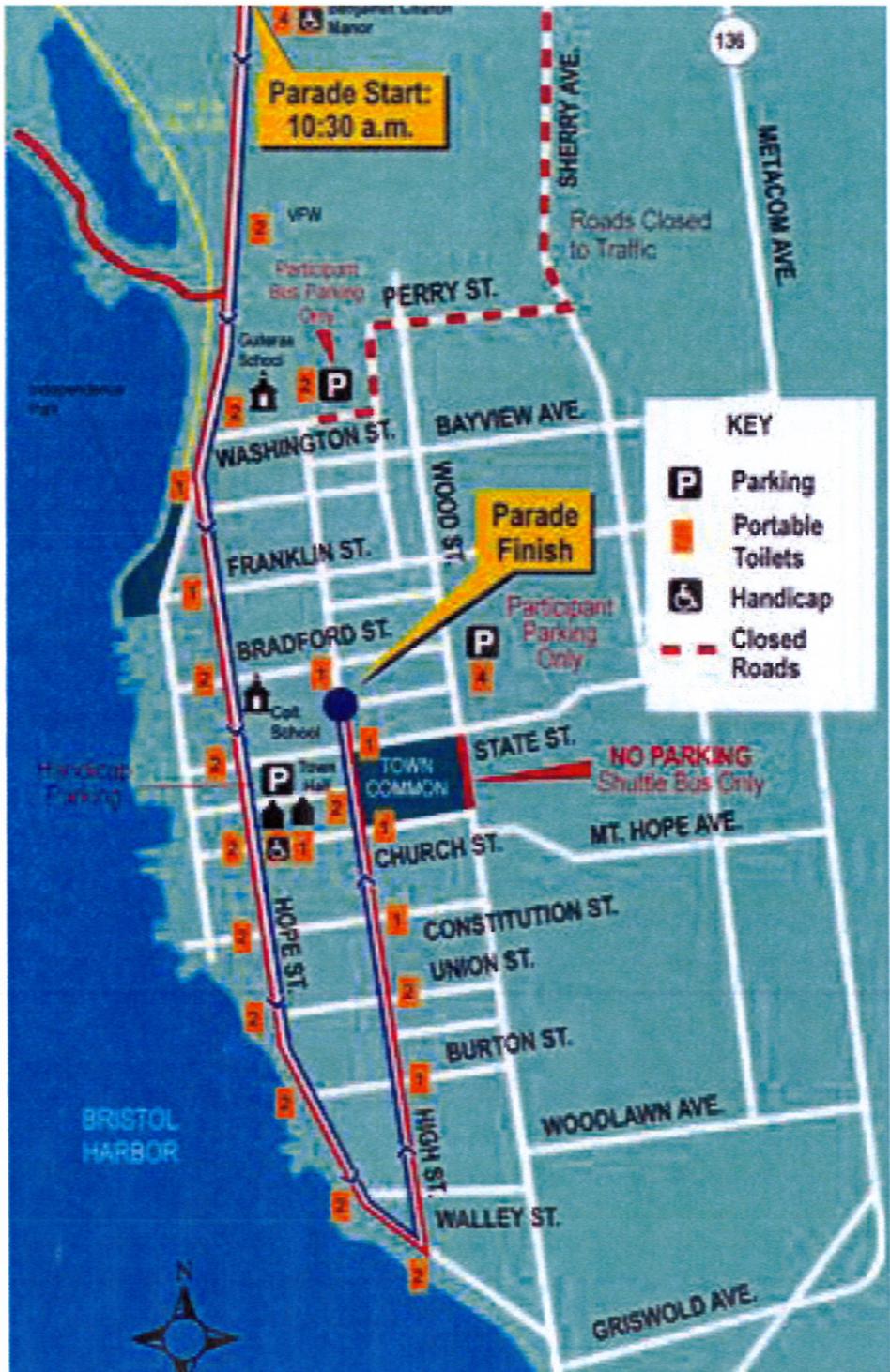
401-253-7000 ext. 126

## **SUBMISSION REQUIREMENTS**

Responses should include 12 copies of the materials submitted.

Proposals MUST be filed at the Office of the Town Clerk, 10 Court Street, Bristol, RI 02809. Proposals must be sealed and clearly marked on the outside with the subject matter, RFP number and the proposal due date. Proposals will be due at 12 noon at the Bristol Town Hall, 10 Court Street on June 26, 2013. The Town Council reserves all rights to reject any and all proposals, or any part thereof, or to go on the open market when it is deemed to be in the best interest of the Town.

## APPENDIX A



Bristol's 4<sup>th</sup> of July Parade Route

**BRISTOL'S 4<sup>th</sup> of JULY PARADE ROUTE**

## APPENDIX B

## WALLEY SCHOOL BUILDING

1896 (5)

260 High Street  
currently zoned R-6

### History

In 1895 the South District school house was demolished to make way for a new elementary school. William R. Walker & Son, a leading Rhode Island architectural firm, was selected to design this 2 story brick school with a 4-bay, hip-roof main section and a slightly projecting, 2-storey, pedimented pavilion flanked by hip-roof wings. Eclectic detailing includes Colonial Revival corner quoins in brown sandstone and a 25-foot, 2-level tower with an octagonal cupola and ornate weathervane; Italianate detailing, includes Romanesque recessed entrances and round-headed windows in the pediment. The school building was decommissioned by the School Department in the late 1990's and turned back over to the town. It is currently not occupied.

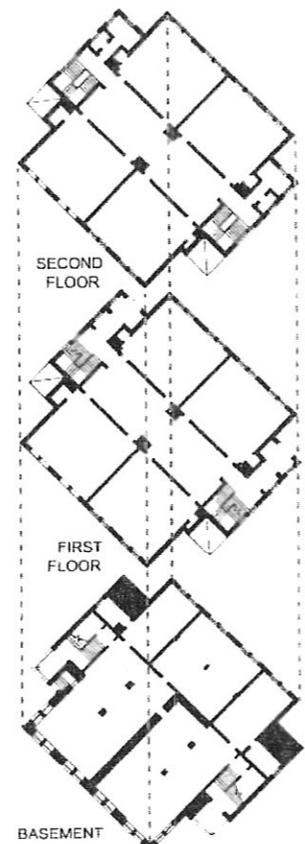
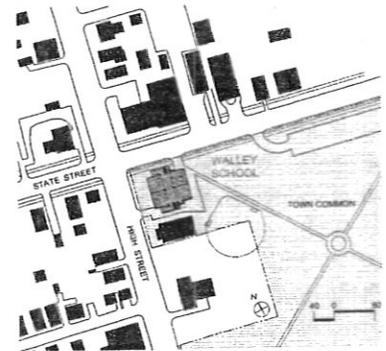
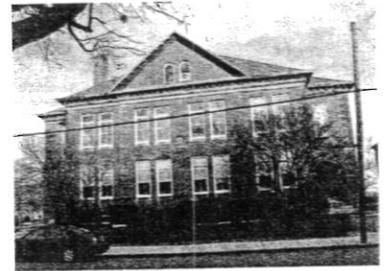
### Site Description

Located on the Town Common at 260 High Street, the site occupies the Northwest corner of the intersection of High Street and State streets. Buildings to the south are also civic buildings. Beyond the adjacent civic buildings, most of the surrounding neighborhood is made up of single-family residences. Vehicular access to the site is from both High Street and State Street. A parking lot is located to the east, between the building and the Town Common. The site is relatively flat and slopes slightly towards High Street. Sanitary sewer, site drainage and other services are available on State Street. Electrical and telephone services are provided by overhead connections, also on State Street.

### Building Description

The Walley School was built in 1896 as an elementary school. The total square footage is 17,531 square feet. Viewed from High Street, the facade is symmetrical, with the major building mass in the center, an entrance porch on either side and an octagonal cupola. The building has a masonry foundation and wood framing. The exterior walls are brick with some openings supported by stone lintels or brick arches. Most of the original windows have been replaced with double pane vinyl window systems.

<u>Basement</u>	5,732 SF
<u>First Floor</u>	5,786 SF
<u>Second Floor</u>	6,013 SF



Downtown Public Building Study  
Town of Bristol  
2008

## APPENDIX C

TABLE A. PERMITTED USE TABLE

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R-10 SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU
AGRICULTURAL															
Gardening and raising of crops	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	Y	Y	Y	Y
Nursery or greenhouse/agricultural (with-out sales on premises)	Y	Y	Y	Y	N	N	Y	Y	N	N	N	Y	N	Y	Y
Nursery or greenhouse/commercial (with sales on premises)	S	S	S	S	N	N	Y	Y	N	N	N	S	N	N	Y
Nursery or greenhouse/non-profit (with sales on premises)	S	S	S	S	N	N	Y	Y	N	N	N	S	N	Y	Y
Raising of animals for profit or consumption	S*	S*	S*	S*	N	N	N	N	N	N	N	Y	N	Y	N
Keeping of nondomesticated animals as pets	S*	S*	S*	N	N	N	N	N	N	N	N	Y	N	Y	N
Keeping of nonhousehold domesticated animals	S*	S*	S*	S*	N	N	N	N	N	N	N	Y	N	Y	N
RESIDENTIAL															
Single household dwelling	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	Y
Two household dwelling	N	N	Y(1)	Y(1)	Y	Y	Y	N	Y	Y	N	N	N	N	Y
Multi-household dwelling	N	N	N	N	N	Y	Y	N	Y	Y	N	N	N	N	Y
Bed and breakfast	N	Y	Y	Y	Y	Y	Y	N	Y	Y	N	N	N	Y	Y
Country inn with 5-10 rooms in one or more buildings with meals to guests only	N	N	N	N	N	N	N	N	S	S	N	N	N	Y	N

ZONING DIS-TRICTS	R-80	R-40	R-20	R-15	R-10 R-10 SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU
Dormitory	N	N	N	N	N	S	N	N	S	N	N	N	Y	N	N
Nursing home	N	N	N	S	S	Y	Y	S	S	N	N	N	N	N	Y
Congregate care facility	N	N	N	S	S	Y	Y	S	S	N	N	N	N	N	Y
Hotel	N	N	N	N	N	S	S	Y	Y	Y	N	N	N	N	Y
Motel	N	N	N	N	N	S	S	S	N	N	N	N	N	N	S
Manufactured home	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Manufactured home park	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Resource conservation land development project	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N
Community residence	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y
Lodging/board-ing house														Y	
5 rooms or less	N	N	N	N	N	Y	S	N	Y	Y	N	N	N		S
over 5 rooms	N	N	N	N	N	S	S	N	S	S	N	N	N		S
INSTITUTIONAL AND GOVERNMENTAL SERVICES															
Medical clinic	N	N	N	N	N	N	Y	Y	Y	N	N	N	Y	N	Y
Hospital	N	N	N	N	N	N	S	S	S	N	N	N	N	N	S
Drug and alcohol rehabilitation facility	S	S	N	N	N	S	S	Y	S	N	N	N	N	N	S
Halfway house	N	N	N	N	N	S	N	N	S	N	N	N	N	N	N
Family day care home with 6 or less persons	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	Y
Day care facility with more than 6 persons	N	N	N	N	N	S	Y	Y	Y	Y	S	N	Y	N	Y
Prison or correctional facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Cemetery	S	S	S	S	N	N	N	N	N	N	N	S	N	S	N
Church, synagogue or religious educational building	S*	S*	S*	S*	S*	S*	Y	Y	Y	Y	N	N	Y	Y	Y
Monastery/convent active or retirement home	S	S	S	S	S	Y	Y	Y	Y	N	N	N	Y	Y	Y

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R-10 SW	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU
Government-run veterans home(2)	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N
Civic/convention center and assembly hall	N	N	N	N	N	S	Y	Y	Y	Y	N	N	Y	N	Y
Library	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	N	Y
Post office	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N
Museum, non-profit	S	S	S	S	S	S	Y	Y	Y	Y	S	N	Y	Y	Y
Fire station	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	N
Government office building	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	N	N	Y
Government garage facility	N	N	N	N	N	S	Y	Y	Y	N	N	N	N	N	Y
Schools:															
K-12	S	S	S	S	Y	Y	Y	Y	Y	N	N	N	S	Y	N
College/university	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N
OFFICE USES															
Office of a professional or business agent, or political, labor, or service association including the following:	N(3)	N(3)	N(3)	N(3)	N(3)	N(3)	Y	Y	Y	Y	S	N	N	N	Y
insurance agent, insurance adjuster, investment agent, bonding agent, finance agent, accountant, advertising agent, architect, artist, dentist, chiropractor, engineer, government, landscape architect, lawyer, office business machine agent, physician, optometrist, realtor, employment agent, travel agent, and veterinarian															
Bank	N	N	N	N	N	N	Y	Y	Y	Y	S	N	N	N	Y
Corporate headquarters	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	Y
SERVICE BUSINESS															
Restaurant, cafe, or deli without liquor sales	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Restaurant, cafe, or deli with liquor sales	N	N	N	N	N	N	S	Y	Y	Y	N	N	N	N	S

ZONING

ZONING DIS-TRICTS	R-80	R-40	R-20	R-15	R-10 R-10 SW R-8	R-6	LB	GB	D	W <sup>+</sup>	M	OS	EI	HPC	MMU S*
Drive-thru res-aurant	N	N	N	N	N	N	N	S*	N	N	N	N	N	N	N
Fast food res-aurant	N	N	N	N	N	N	S	Y	Y	Y	N	N	N	N	S
Tavern/bar/nightclub	N	N	N	N	N	N	S	Y	Y	Y	N	N	N	N	Y
Funeral home	N	N	N	N	N	S	Y	Y	Y	N	N	N	N	N	Y
Gasoline service station	N	N	N	N	N	N	S*	S*	N	N	N	N	N	N	S*
Catering	N	N	N	N	N	N	Y	Y	Y	Y	S	N	N	N	Y
Massage thera-pist	N	N	N	N	N	N	Y	Y	Y	Y	S	N	N	N	Y
Tattoo parlor	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N
Sign painting	N	N	N	N	N	N	S	Y	S	S	Y	N	N	N	S
Self-service storage facility (mini storage)	N	N	N	N	N	N	N	S	N	N	N	N	N	N	N
Auto repair, mi-nor	N	N	N	N	N	N	S*	S*	N	N	Y	N	N	N	S*
Laundry, self-service	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Drycleaning without on-site plant	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Gunsmith (gun repair)	N	N	N	N	N	N	N	Y	N	N	S	N	N	N	S
Bakery	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Appliance re-pair	N	N	N	N	N	N	Y	Y	Y	S	Y	N	N	N	Y
Mechanical equipment re-pair	N	N	N	N	N	N	Y	Y	Y	S	Y	N	N	N	Y
Printing, blue-printing and photocopying	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	Y
Photographic development	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	Y
Hairdresser/barber	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Commercial or technical trades school	N	N	N	N	N	N	N	S	N	S	Y	N	N	N	N
Adult entertain-ment	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N

BRISTOL TOWN CODE

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R-10 SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU
Conference center	N	N	N	N	N	N	N	Y	Y	Y	N	N	N	Y	Y
Contract construction service	N	N	N	N	N	N	N	S	N	S	Y	N	N	N	N
Kennel	N	N	N	N	N	N	N	S	N	N	Y	N	N	N	N
RETAIL BUSINESS															
Antique store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Appliance store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Auto parts sales, new	N	N	N	N	N	N	S	Y	S	N	N	N	N	N	Y
Auto sales	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	Y
Bait shop	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Bakery	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Book store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Book store/cafe	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Car rental	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	S
Clothing sales	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Convenience store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Florist	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Furniture store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Gunsmith (sales)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
General merchandise store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Gift shop	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Grocery store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Liquor store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Mechanical equipment sales	N	N	N	N	N	N	N	Y	N	N	S	N	N	N	Y
Newsstand	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Pet store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Pharmacy	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Variety store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
Video rental and sales	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y
WHOLESALE BUSINESS															
Wholesale trade within enclosed structure	N	N	N	N	N	N	N	Y	N	Y	Y	N	N	N	Y
Wholesale trade, outdoor storage	N	N	N	N	N	N	N	S	N	N	S	N	N	N	S

ZONING

§ 28-82

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R-10 SW R-8	R-6	LB	GB	D	W1	M	OS	EI	HPC	MMU
Outdoor storage of junk, scrap, or salvage material, including junkyards	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N
Warehouse/distribution facility	N	N	N	N	N	N	N	S	N	N	Y	N	N	N	S
Air-supported structure	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Reclamation facility	N	N	N	N	N	N	N	N	N	N	S	N	N	N	N
SERVICE INDUSTRIES															
Dry-cleaning plant	N	N	N	N	N	N	N	S	N	N	Y	N	N	N	S
Automotive body repair, major	N	N	N	N	N	N	N	S	N	N	Y	N	N	N	S
INDUSTRIAL															
Food and kindred products-manufacturing including canning or packaging	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N
Processing of bakery products	N	N	N	N	N	N	S	Y	N	N	Y	N	N	N	S
Textile mill	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N
products and apparel manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N
Lumber and wood products, furniture and fixtures manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N
Paper and allied products, printing, and publishing, including refinishing	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N
Chemicals and allied products manufacturing	N	N	N	N	N	N	N	N	N	N	S	N	N	N	N

BRISTOL TOWN CODE

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R-10 SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU
Leather and fur tanning and finishing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Rubber and miscellaneous plastic products-manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N
Stone, clay, and glass products manufacturing	N	N	N	N	N	N	S	S	S	N	Y	N	N	N	S
Pottery products manufacturing	N	N	N	N	N	N	Y	Y	S	S	Y	N	N	N	Y
Cement, lime, gypsum, or plaster of Paris manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Fabricated metal products-manufacturing	N	N	N	N	N	N	N	N	N	S	Y	N	N	N	N
Drop forge industries, manufacturing forgings with power hammers	N	N	N	N	N	N	N	N	N	N	S	N	N	N	N
Machinery and machine parts manufacturing	N	N	N	N	N	N	N	N	N	S	Y	N	N	N	N
Wire and cable manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N
Transportation equipment manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N
Boat building including fiberglass and steel	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N
Boat building (wooden boats only)	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	N
Marine trade industries	N	N	N	N	N	N	N	S*	N	S*	Y	N	N	N	S*

ZONING

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R-10 SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU
Instruments and scientific equipment manufacturing	N	N	N	N	N	N	N	N	N	S	Y	N	N	N	S
Jewelry, silverware, plated ware, costume jewelry manufacturing	N	N	N	N	N	N	N	N	N	S	Y	N	N	N	N
Manual assembly of jewelry parts and crafts	N	N	N	N	N	N	N	N	N	S	Y	N	N	N	N
Lighting manufacturing	N	N	N	N	N	N	N	N	N	S	Y	N	N	N	N
Plating of jewelry and other metals	N	N	N	N	N	N	N	N	N	S	Y	N	N	N	N
Extractive industry	Y	Y	Y	Y	Y	S	Y	Y	S	S	S	N	Y	N	Y
Pump station	S	S	S	S	S	S	S	S	S	Y	Y	N	S	N	S
Sewage treatment plant	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	N
Sludge compost facility, public	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	N
Recycling facility, indoor	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	N
Landfill, public	N	N	N	N	N	S	S	N	N	Y	Y	N	N	N	N
RECREATION															
Camp for boys or girls, including music or art camp	Y	Y	S	S	S	S	S	N	N	N	N	Y	S	Y	N
Campground	S	S	N	N	N	N	N	N	N	N	N	S	N	S	N
Riding stable	S	S	S	S	N	N	N	N	N	N	N	Y	S	Y	N
Golf course	Y	Y	Y	Y	N	N	N	N	N	S	S	Y	N	Y	N
Golf driving range	N	N	N	N	N	N	N	S	N	S	S	N	N	N	N
Miniature golf course	N	N	N	N	N	N	S	Y	N	N	N	N	N	N	S
Bowling alley	N	N	N	N	N	N	S	Y	S	N	N	N	S	N	Y
Skating/rolling rink	N	N	N	N	N	N	S	Y	S	N	S	N	S	N	Y
Billiards parlor	N	N	N	N	N	N	S	Y	Y	Y	N	N	S	N	Y
Health club	N	N	N	N	N	N	S	Y	Y	Y	N	N	S	N	Y

BRISTOL TOWN CODE

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R-10 SW	R-6	LB	GB	D	W†	M	OS	EI	HPC	MMU
Theater	N	N	N	N	N	N	S	Y	Y	Y	N	N	Y	N	Y
Playground/park	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y
Open space	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Recreational or athletics school	N	N	N	N	N	N	Y	Y	Y	Y	N	N	S	S	S
Nonprofit community or education center	S	S	S	S	S	S	Y	Y	Y	Y	N	Y	Y	Y	Y
Boatyard/marina	S	S	S	S	N	N	N	N	N	Y	Y	N	N	N	N
Yacht club	S	S	S	S	N	N	N	N	N	Y	N	N	N	N	N
Air-supported structure	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
ACCESSORY USES††															
Prefabricated relocatable steel buildings, box trailers, or shipping or cargo containers	S*(5)	S*(5)	S*(5)	S*(5)	S*(5)	S*(5)	S*(5)	S*(5)	N	N	S*(5)	N	N	N	S*(5)
Propane tanks	N	N	N	N	N	N	N	S*	N	N	S*	N	N	N	S*
Outdoor wood boiler(6)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Wireless telecommunications antenna on an existing structure, subject to section 28-147	N	N	N	N	N	N	S	S	S	S	S	S	S	S	S
Wireless telecommunications facility, including tower, subject to sections 28-147 and 28-150	N	N	N	N	N	N	S	S	S	S	S	S	S	S	S
Drive-thru's	N	N	N	N	N	N	N	S*	N	N	N	N	N	N	S*
Gift shop	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N
Administrative services	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N