



TOWN OF BRISTOL, RHODE ISLAND

PLANNING BOARD COMPREHENSIVE PLAN UPDATE MEETING

Planning Board Comprehensive Plan Update Meeting Agenda
Thursday, July 23, 2026 at 5:30 PM
Bristol Town Hall, 10 Court Street, Bristol, RI 02809

A. Pledge of Allegiance

B. Agenda Items

B1. Review of revised Draft of Open Space Element
(continued from July 9 meeting)

B2. Review Draft Use of Land Use Element

C. Adjournment

Date Posted: July 17, 2026

Posted By: mbw

Outdoor Recreation and Open Space

Introduction

Open space and outdoor recreation are essential to Bristol's character, environmental and public health, and quality of life. The Town's parks, conservation lands, waterfront, trails, and recreational facilities provide opportunities for active and passive recreation while protecting natural resources, preserving scenic landscapes, supporting the local economy, and strengthening community resilience.

Bristol's location on a peninsula bordered by Narragansett Bay, Mount Hope Bay, the Kickemuit River, and Bristol Harbor provides exceptional access to the shoreline and distinguishes its recreation system from most Rhode Island communities. Residents enjoy a diverse network of neighborhood parks, athletic facilities, playgrounds, public beaches, conservation areas, trails, public shoreline access points, and waterfront destinations. State-owned resources, including Colt State Park and the East Bay Bike Path, are complemented by privately owned destinations such as Mount Hope Farm, Blithewold Manor, Gardens and Arboretum, as well as Audubon properties, and preserves managed by the Bristol Land Conservation Trust ~~preserves~~. Together, these public and private lands provide year-round recreational opportunities while protecting wildlife habitat, improving water quality, reducing flooding, preserving scenic views, and increasing resilience to climate change.

Since adoption of the 2016 Comprehensive Plan, the Town has continued to invest in parks, waterfront facilities, bicycle and pedestrian improvements, recreational programming, and environmental stewardship. At the same time, changing recreational preferences, an aging population, continued demand for youth sports, and the impacts of climate change highlight the need for continued investment and long-term stewardship.

This element builds on the 2016 Comprehensive Plan, the Open Space Plan, Harbor Management Plan, Tree Canopy Plan, Natural Hazard Mitigation Plan, and other planning efforts. It establishes goals, policies, and actions to protect open space, expand recreational opportunities, improve public access, and guide future investments.

Goals and Policies

Goal 1. Protect Bristol's open space, natural resources, and scenic landscapes.

Policies

- A. Protect significant open space, wetlands, forests, agricultural lands, coastal resources, and other environmentally sensitive areas.
- B. Expand and connect protected open space where it supports conservation, recreation, and climate resilience.

C. Support the preservation of working farms, coastal landscapes, and other undeveloped lands that contribute to Bristol's character.

D. Encourage redevelopment and reuse of previously developed or underutilized properties to reduce development pressure on open space and environmentally sensitive lands.

E. Work with land trusts, state agencies, nonprofit organizations, and private landowners to protect and manage open space.

Goal 2. Maintain a high-quality system of parks and recreational facilities that serves residents of all ages and abilities.

Policies

A. Maintain and improve existing parks, athletic fields, playgrounds, trails, waterfront facilities, and other recreational amenities.

B. Provide a balance of active and passive recreational opportunities throughout the community.

C. Improve accessibility through ADA upgrades and universal design where practical.

D. Support recreational programs that promote healthy, year-round participation.

Goal 3. Preserve and improve public access to Bristol's shoreline, parks, and open spaces.

Policies

A. Maintain and improve public access to Bristol Harbor, Narragansett Bay, Mount Hope Bay, and the Kickemuit River.

B. Protect and enhance public shoreline rights-of-way and waterfront access points.

C. Improve connections between neighborhoods, schools, parks, downtown, and waterfront destinations through sidewalks, bicycle facilities, greenways, and trails.

D. Improve signage, wayfinding, bicycle parking, and other amenities that make recreational resources easier to find and use.

E. Maintain and enhance public waterfront amenities, including docks, boat launches, kayak access, seating, gathering spaces, and other facilities that improve public enjoyment of Bristol's shoreline while protecting natural resources and water quality.

Goal 4. Steward Bristol's parks and open space system through planning, investment, partnerships, and responsible management to meet the community's current and future needs.

Policies

A. Coordinate open space and recreation planning with land use, natural resource protection, climate resilience, harbor management, and capital improvement planning.

B. Pursue grants, partnerships, conservation easements, and strategic land acquisition to protect open space, improve recreational facilities, and expand public access.

C. Prioritize maintenance, rehabilitation, and long-term management of existing parks and recreational facilities.

D. Periodically evaluate community recreation needs, facility conditions, and recreational trends to guide future investments and improvements.

Accomplishments Since 2016 Comprehensive Plan

Since adoption of the 2016 Comprehensive Plan, Bristol has completed or advanced numerous projects that have expanded recreational opportunities, improved recreational facilities, and strengthened stewardship of the Town's open space and waterfront resources.

- Replacement of aging playground equipment and improvements to neighborhood parks throughout the community.
- Conversion of the Town Common tennis courts to dedicated pickleball courts, reflecting changing recreational interests and increasing demand for pickleball.
- Completion of the Independence Park boat ramp replacement project, including a new ADA-accessible boat ramp, parking improvements, stormwater management, and related waterfront enhancements.
- Completion of the Bristol Tree Canopy Plan, establishing a long-term strategy for expanding tree canopy, improving shade in parks and public spaces, and strengthening climate resilience.
- Protection of approximately 120 acres of the former Brown University Mount Hope property as the Mount Hope Community Forest, complementing the transfer of 255 acres of adjacent conservation lands to a preservation trust established by the Pokanoket Tribe.
- Improvements to public shoreline access, waterfront facilities, and harbor infrastructure through implementation of the Harbor Management Plan.

- Expansion of bicycle and pedestrian improvements, including implementation of recommendations from the Bicycle Connectivity Study and improvements that strengthen connections between neighborhoods, parks, downtown, and the waterfront.
- Implementation of green infrastructure and watershed restoration projects, particularly within the Silver Creek watershed, improving water quality while enhancing recreational and environmental resources.
- Expansion of recreational programming offered by the Parks and Recreation Department for residents of all ages.

~~Parks and Recreation Department~~

~~The Bristol Parks and Recreation Department maintains the Town's parks, athletic fields, playgrounds, recreational facilities, waterfront amenities, and public beaches while providing year-round recreational programming for residents of all ages. Programs include youth sports, summer camp, fitness and wellness classes, seasonal activities, special events, and senior programming. The Department also coordinates facility reservations, athletic field scheduling, and community use of Town recreational facilities.~~

Open Space and Recreation Inventory

Bristol's recreation system includes Town-owned parks, athletic fields, playgrounds, conservation lands, beaches, trails, shoreline access points, and recreational facilities, as well as significant state-owned and privately owned open space. Maps NR5 and R1 and the accompanying inventory tables identify the location, ownership, and primary use of these resources.

Bristol's recreation system includes an extensive network of water-dependent recreational resources, including beaches, shoreline parks, public boat launches, marinas, mooring fields, public rights-of-way to the shore, and Bristol Harbor itself.

The Town owns and maintains many of the community's parks, playgrounds, athletic fields, and recreational facilities. State-owned resources, including Colt State Park and the East Bay Bike Path, provide regionally significant recreational opportunities and attract residents and visitors from throughout Rhode Island and southeastern Massachusetts.

Privately owned properties also play an important role in Bristol's open space system. Mount Hope Farm, Blithewold Manor, Gardens and Arboretum, Audubon properties, and lands protected by the Bristol Land Conservation Trust provide opportunities for walking, nature observation, environmental education, agricultural programming, and public events.

~~Major recreational resources include:~~

- ~~Community and neighborhood parks~~
- ~~Athletic fields and courts~~
- ~~Playgrounds~~
- ~~School recreational facilities~~
- ~~Walking trails and the East Bay Bike Path~~
- ~~Waterfront parks and public beaches~~
- ~~Public boat ramps, kayak launches, and fishing access~~
- ~~Conservation lands and nature preserves~~
- ~~Public shoreline rights of way and water access sites~~

Mount Hope Farm, a 127-acre historic property, owned and managed by the nonprofit Mount Hope Trust, serves as an important community resource by preserving historic, agricultural, and natural landscapes while providing public access, trails, educational programming, community events, and year-round recreational opportunities. The Town maintains a longstanding partnership with the Mount Hope Trust to support stewardship of this significant community asset.

Parks and Recreation Department

The Bristol Parks and Recreation Department maintains the Town's parks, athletic fields, playgrounds, recreational facilities, waterfront amenities, and public beaches while providing recreational programming for residents of all ages. Programs include youth and adult ~~recreationsports~~, fitness and wellness classes, summer camps, seasonal activities, special events, and senior programming ~~offered throughout the year~~. The Department also coordinates facility reservations, athletic field scheduling, and community use of Town recreational facilities, helping ensure that Bristol's parks and open spaces remain active, well-maintained community assets ~~year-round~~throughout the year.

Geographic Distribution of Recreation

Overall, Bristol has a well-distributed system of parks and recreational resources. Larger community facilities, including Colt State Park, the East Bay Bike Path, Bristol Town Beach and Sports Complex, and waterfront parks serve residents throughout the community, while neighborhood parks provide recreational opportunities within residential areas.

Bristol's compact development pattern and extensive shoreline provide residents with convenient access to parks, recreational facilities, conservation lands, and the waterfront. Overall, Bristol's parks and recreational resources are well distributed throughout the community. Future investments should focus on improving accessibility and ~~strengthening connections between existing resources, enhancing waterfront access, and modernizing aging recreational facilities.~~

Public Input

Public input emphasized the importance of preserving Bristol's open space, waterfront, and recreational resources while expanding opportunities for recreation and environmental stewardship. Protection of wetlands, water quality, and wildlife habitat emerged as recurring priorities, particularly in the Silver Creek watershed and other flood-prone areas. Residents also supported continued protection of open space through acquisition, conservation, and redevelopment of previously developed properties to reduce development pressure on undeveloped land.

Improving public access to the shoreline was another consistent theme. Residents supported maintaining and improving public shoreline rights-of-way, ~~preparing a comprehensive inventory and map of shoreline access points~~, improving wayfinding and signage, and expanding waterfront access while protecting sensitive coastal resources. Additional waterfront recommendations included ~~enhanced enhancing public~~ docks, ~~and boating~~ and paddling facilities, ~~improved public~~ seating and gathering areas, ~~additional kayak and boating opportunities~~, and public access to Bristol Harbor, while continued continuing to monitoring monitor and protect of Bristol Harbor water quality.

Participants also identified opportunities to improve Bristol's parks and recreation system through continued investment in athletic fields, playgrounds, trails, and recreational facilities. Frequently mentioned priorities included additional youth recreation opportunities, expanded indoor recreation, modernization of play equipment, improved bicycle and pedestrian connections, more benches and seating areas, increased tree planting, pollinator habitat, and improved maintenance of parks, public spaces, and shoreline access sites. Residents also supported expanding environmental education through partnerships with local organizations and educational institutions to promote tree stewardship, native landscaping, fertilizer reduction, and water conservation.

The goals, policies, and implementation actions in this element respond to these priorities by emphasizing open space protection, shoreline access, environmental stewardship, park and trail improvements, climate resilience, and continued investment in Bristol's parks and recreational resources.

Condition of Existing Facilities

Overall, Bristol's parks and recreational facilities are well maintained. Future capital improvements should focus on replacing aging infrastructure, improving accessibility, modernizing recreational amenities, and maintaining waterfront facilities, trails, boardwalks, and other recreational infrastructure.

Climate Resilience

Many of Bristol's most heavily used recreational resources are located along the shoreline. Waterfront parks, public shoreline rights-of-way, boat ramps, beaches, and coastal trails are increasingly vulnerable to coastal flooding, erosion, storm surge, and sea level rise.

As improvements are planned, the Town should incorporate resilient design strategies that reduce future damage while maintaining public access. Strategies may include elevating vulnerable infrastructure, improving drainage, restoring natural shoreline features, and using nature-based approaches to stabilize coastal areas where appropriate.

Future land acquisition should also consider climate resilience by prioritizing properties that protect coastal buffers, flood storage areas, wildlife habitat, and future public shoreline access.

Open Space and Recreation Maps and Inventory

The following maps and inventory tables provide an overview of Bristol's open space and recreational resources. Together, they identify the location, ownership, and primary use of protected open space, parks, recreational facilities, public shoreline access sites, and other recreational resources throughout the community.

Map NR5 illustrates Bristol's protected open space network, including municipal parks, conservation lands, state-owned recreation areas, institutional open space, cemeteries, and privately protected lands. (the Town’s Open Space GIS layer needs to be updated)

Map R1 identifies parks, recreational facilities, trails, public shoreline access sites, and other recreational resources that support active and passive recreation throughout the community. (Make map and table consistent)

~~Map R1. Outdoor Recreation Facilities and Public Access (-)~~

Table R-1. Inventory of Publicly Accessible Outdoor Recreation Facilities in Bristol

<u>No.</u>	<u>Facility</u>	<u>Owner</u>	<u>Primary Recreation Use</u>
<u>1</u>	<u>Town Beach & Sports Complex</u>	<u>Town of Bristol</u>	<u>Public Beach, Athletic Fields, Multi-Use Courts, Dog Park, Walking Trail, Outdoor Fitness Equipment, Open Space</u>
<u>2</u>	<u>Paull Park / Ramos Field</u>	<u>Town of Bristol</u>	<u>Little League Field, Playground</u>
<u>3</u>	<u>Veterans Memorial Park</u>	<u>Town of Bristol</u>	<u>Little League Fields, Playground, Basketball Court, Passive Recreation</u>

<u>No.</u>	<u>Facility</u>	<u>Owner</u>	<u>Primary Recreation Use</u>
<u>4</u>	<u>Mt. Hope High School Athletic Complex</u>	<u>Bristol Warren Regional School District</u>	<u>Athletic Fields</u>
<u>5</u>	<u>Guiteras (former school)</u>	<u>Town of Bristol</u>	<u>Athletic Field, Playground</u>
<u>6</u>	<u>Bristol Golf Course</u>	<u>Town of Bristol</u>	<u>Municipal Golf Course</u>
<u>7</u>	<u>Bristol Town Common</u>	<u>Town of Bristol</u>	<u>Community Park, Playground, Pickleball courts, Basketball court, baseball field, Passive Recreation, Community Events, Gazebo</u>
<u>8</u>	<u>Independence Park & Boardwalk</u>	<u>Town of Bristol</u>	<u>Waterfront Park, Boat Ramp, Community Events</u>
<u>9</u>	<u>Walley Park & Beach</u>	<u>Town of Bristol</u>	<u>Neighborhood Park, Beach, Waterfront Access</u>
<u>10</u>	<u>Rockwell Park</u>	<u>Town of Bristol</u>	<u>Neighborhood Park, Playground</u>
<u>11</u>	<u>Thomas Park / Silver Creek</u>	<u>Town of Bristol</u>	<u>Neighborhood Park, Passive Recreation</u>
<u>12</u>	<u>Tanyard Brook Park</u>	<u>Town of Bristol</u>	<u>Neighborhood Park, Passive Recreation</u>
<u>13</u>	<u>Coelho Park</u>	<u>Town of Bristol</u>	<u>Neighborhood Park, Playground</u>
<u>14</u>	<u>Cedarcrest Park</u>	<u>Town of Bristol</u>	<u>Open play/ballfield, Playground, basketball court</u>
<u>15</u>	<u>Sowams Playground</u>	<u>Town of Bristol</u>	<u>Playground</u>
<u>16</u>	<u>Hopeworth Playground</u>	<u>Town of Bristol</u>	<u>Playground</u>
<u>17</u>	<u>Sherman Avenue Recreation Area</u>	<u>Town of Bristol</u>	<u>Neighborhood Park</u>
<u>18</u>	<u>Firefighters Memorial Park</u>	<u>Town of Bristol</u>	<u>Memorial Park, Passive Recreation</u>
<u>19</u>	<u>Bristol Harbor Boardwalk</u>	<u>Town of Bristol / Private</u>	<u>Waterfront Walkway, Passive Recreation</u>

<u>No.</u>	<u>Facility</u>	<u>Owner</u>	<u>Primary Recreation Use</u>
<u>25</u>	<u>Walley Street Beach</u>	<u>Town of Bristol</u>	<u>Public Beach</u>
<u>26</u>	<u>Mount Hope Community Forest</u>	<u>Town of Bristol</u>	<u>Conservation Area, Trails, Passive Recreation</u>
<u>27</u>	<u>Leahy Pond</u>	<u>Town of Bristol</u>	<u>Nature Area, Walking Trails, Passive Recreation</u>
<u>28</u>	<u>Lisa Lane Open Space</u>	<u>Town of Bristol</u>	<u>Open Space, Walking Trail, Passive Recreation</u>
<u>29</u>	<u>Hopeworth Road Open Space</u>	<u>Town of Bristol</u>	<u>Open Space, Passive Recreation</u>
<u>30</u>	<u>Waypoyset Preserve / Bristol Narrows</u>	<u>Bristol Land Conservation Trust</u>	<u>Conservation Area, Passive Recreation</u>
<u>31</u>	<u>Perry Farm</u>	<u>Town of Bristol</u>	<u>Trails, Open Space, Passive Recreation</u>
<u>32</u>	<u>Mount Hope Farm</u>	<u>Private (public access)</u>	<u>Agriculture, Open Space, Trails, Events</u>
<u>33</u>	<u>Rockwell Elementary School Playground</u>	<u>Town of Bristol</u>	<u>School Playground</u>
<u>34</u>	<u>East Bay Bike Path</u>	<u>State of Rhode Island</u>	<u>Regional Shared-Use Path</u>
<u>35</u>	<u>Colt State Park</u>	<u>State of Rhode Island</u>	<u>State Park, Picnicking, Walking, Cycling, Shoreline Recreation (athletic fields used for local youth soccer)</u>
<u>36</u>	<u>Claire D. McIntosh Wildlife Refuge (Audubon Society of Rhode Island)</u>	<u>Private</u>	<u>Public walking trails, boardwalk, wildlife observation, birding, environmental education, passive recreation</u>
<u>37</u>	<u>Colt Andrews Elementary School Playground</u>	<u>Town of Bristol</u>	<u>School Playground</u>

In addition to its parks, athletic fields and open spaces, Bristol's recreation system includes extensive water-dependent recreational resources. Bristol Harbor, Mount Hope Bay, and the Kickemuit River provide opportunities for sailing, recreational boating, kayaking, paddleboarding, rowing, fishing, and other water-based activities.

Shoreline Access

Bristol's extensive shoreline provides numerous opportunities for public water access and is a defining feature of the Town's recreation system. Public access is available through parks, beaches, boat ramps, marinas, public shoreline rights-of-way, and other waterfront access sites located throughout the community.

The Rhode Island Coastal Resources Management Council (CRMC) currently recognizes 34 designated public shoreline rights-of-way in Bristol, providing access to Narragansett Bay, Mount Hope Bay, the Kickemuit River, and Bristol Harbor. The Town's Harbor Management Plan identifies additional public shoreline access sites, reflecting Bristol's longstanding commitment to maintaining and expanding public access to the waterfront.

Public shoreline rights-of-way and other water access sites provide opportunities for walking, fishing, boating, kayaking, wildlife observation, and passive enjoyment of the shoreline. Continued maintenance, mapping, signage, and protection of these access points will help ensure long-term public access while preserving Bristol's coastal resources.

Bristol's extensive shoreline, parks, conservation lands, and trail network provide a diverse range of recreational opportunities that contribute to residents' quality of life and the Town's identity. Water-based recreation is a defining feature of Bristol, with Bristol Harbor, the Kickemuit River, and Narragansett Bay supporting sailing, recreational boating, kayaking, paddleboarding, rowing, transient boating, fishing, and waterfront walking. These resources complement the Town's parks, beaches, and shoreline open spaces, creating a recreation system that is closely connected to Bristol's coastal character.

Maintaining and enhancing public access to the shoreline remains an important priority. The Town should continue to preserve, improve, and promote public shoreline access through maintenance of existing Coastal Resources Management Council (CRMC) designated rights-of-way, improved signage and wayfinding, accessibility improvements where feasible, and periodic evaluation of shoreline access conditions to ensure these resources remain safe, accessible, and welcoming for residents and visitors.

Bristol's parks, conservation lands, shoreline access points, sidewalks, bicycle facilities, and the East Bay Bike Path should continue to function as an interconnected recreational network that expands opportunities for walking, bicycling, paddling, and other outdoor activities throughout the community. Strengthening these connections improves access to recreation while

encouraging active transportation, healthy lifestyles, and appreciation of Bristol's natural and historic resources.

Open space conservation remains an essential component of Bristol's recreation system. The Town should continue to identify opportunities to protect priority open spaces through acquisition, conservation easements, partnerships, and other voluntary land conservation tools. Conserving these lands not only protects habitat, groundwater recharge areas, flood storage capacity, scenic resources, agricultural lands, and wildlife corridors, but also expands opportunities for recreation, trail connections, and shoreline access.

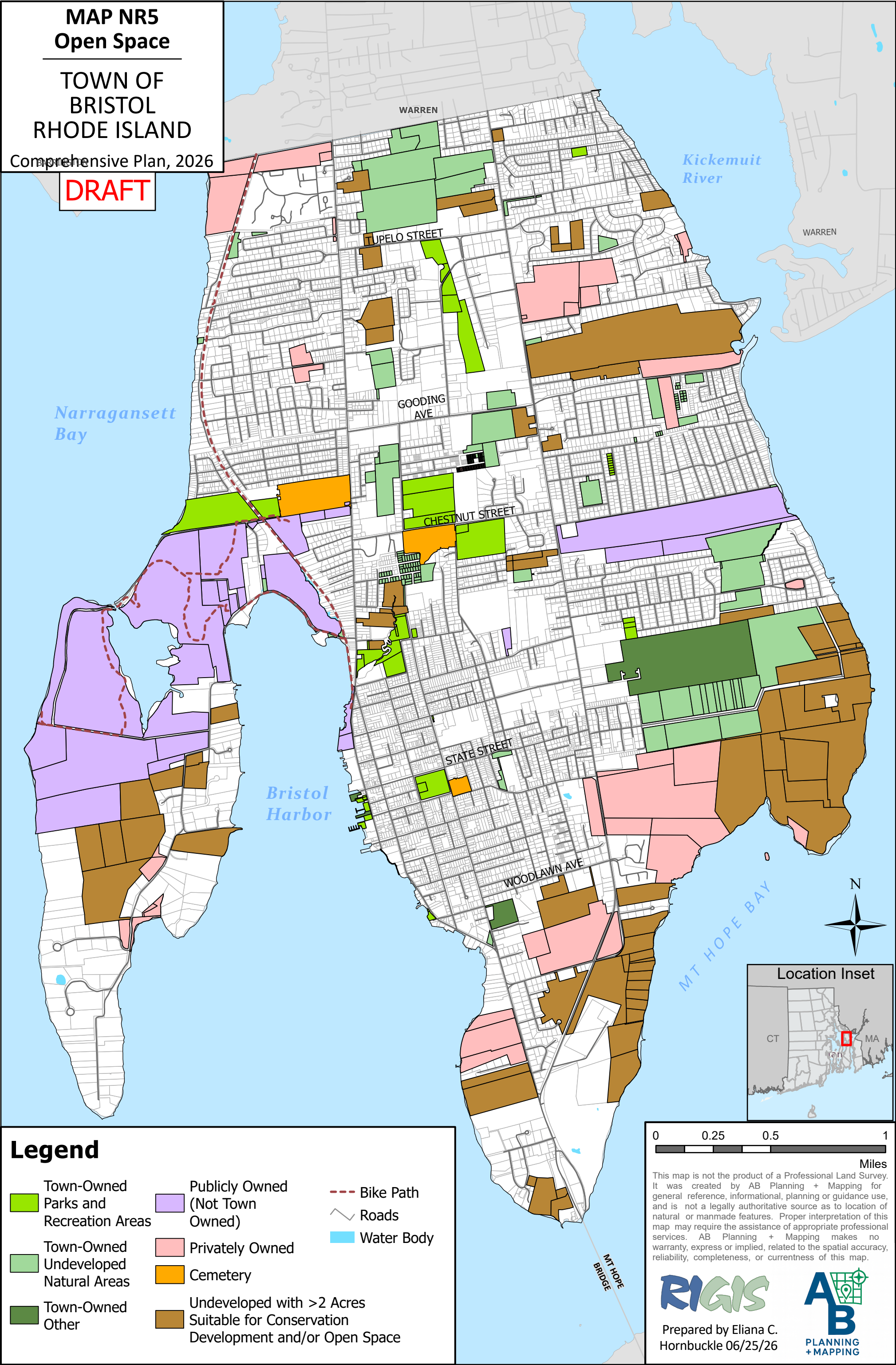
As recognized in Bristol's Open Space Plan, scenic vistas, historic landscapes, stone walls, agricultural landscapes, and the Town's traditional New England character are important community assets that serve both conservation and recreational purposes. These resources support passive recreation activities such as walking, bird watching, nature observation, trail use, photography, and simply enjoying Bristol's waterfronts and natural landscapes. As the community continues to grow, maintaining opportunities for passive recreation will remain an important community need alongside active recreational facilities.

Looking ahead, stewardship of Bristol's parks and open spaces should place increased emphasis on invasive species management, trail maintenance, forest management, habitat restoration, tree planting, improved signage, accessibility improvements, and volunteer stewardship programs. Continued collaboration with the Bristol Land Conservation Trust, Rhode Island Department of Environmental Management, Coastal Resources Management Council, Audubon Society of Rhode Island, Mount Hope Farm, private landowners, neighboring communities, and other partners will be essential to protecting Bristol's natural resources while expanding recreational opportunities for future generations.

PB Recommendation: Send to Harbor Master for review and comments

Outdoor Recreation and Open Space Implementation Actions (7/1/2026 DRAFT)			
ID	Action	Timeframe	Responsible Parties
OS-A1	Update the Bristol Open Space Plan to reflect completed projects, changing recreational needs, updated mapping, climate resilience priorities, and the recommendations of this Comprehensive Plan.	Short-Term	Department of Community Development
OS-A2	Prepare a Parks and Recreation Capital Improvement Plan to prioritize investments in parks, playgrounds, athletic fields, courts, waterfront facilities, trails, accessibility improvements, and other recreational infrastructure.	Short-Term	Parks & Recreation Department
OS-A3	Develop and maintain a GIS-based inventory of parks, conservation lands, recreational facilities, trails, and public shoreline access sites to support planning, maintenance, and capital improvements.	Short-Term / Ongoing	Department of Community Development
OS-A4	Complete a comprehensive inventory and condition assessment of public shoreline rights-of-way and prepare a prioritized improvement program for signage, accessibility, parking, seating, erosion control, shoreline stabilization, and other public amenities.	Short-Term	Department of Community Development
OS-A5	Implement applicable recommendations of the Harbor Management Plan that improve public access to Bristol Harbor, Narragansett Bay, Mount Hope Bay, and the Kickemuit River, including improvements to boat launches, transient boating facilities, kayak launches, fishing access, docks, and shoreline amenities.	Ongoing	Harbor Commission
OS-A6	Complete improvements to the State Street boat ramp and public dock to improve public boating access, safety, accessibility, and long-term resiliency.	Short-Term	DPW
OS-A7	Expand connections between parks, neighborhoods, schools, conservation lands, downtown, and waterfront destinations by implementing priority bicycle, pedestrian, greenway, and trail improvements identified in adopted transportation and recreation plans.	Ongoing	Department of Community Development
OS-A8	Identify and pursue opportunities to expand Bristol's greenway and trail network through conservation easements, subdivision review, redevelopment projects, and partnerships with adjacent property owners and neighboring communities.	Medium-Term	Department of Community Development
OS-A9	Evaluate municipal parks, recreational facilities, waterfront infrastructure, and public open spaces for vulnerability to flooding, erosion, sea level rise, and extreme heat, and incorporate resilience measures into future capital improvement projects.	Short-Term / Ongoing	Department of Community Development/ DPW

OS-A10	Implement priority recommendations of the Bristol Tree Canopy Plan by expanding tree planting and increasing shade within parks, playgrounds, trails, school properties, parking areas, and other public open spaces.	Ongoing	DPW
OS-A11	Continue implementation of watershed restoration, stormwater management, and green infrastructure projects that improve water quality while enhancing recreational and ecological resources, particularly within the Silver Creek and Tanyard Brook watersheds.	Ongoing	DPW
OS-A12	Evaluate opportunities to expand passive and nature-based recreation opportunities throughout the community in response to changing recreational interests and community needs.	Medium-Term	Parks & Recreation Department
OS-A13	Pursue grants, partnerships, conservation easements, and strategic land acquisition opportunities to preserve significant open space, protect environmentally sensitive lands, improve recreational facilities, and expand public access to parks and the waterfront.	Ongoing	Department of Community Development
OS-A14	Partner with Roger Williams University, URI Cooperative Extension, the Bristol Land Conservation Trust, Audubon, and other organizations to expand environmental education, stewardship programs, and interpretive signage within parks, conservation lands, trails, and shoreline access sites.	Medium-Term	Parks & Recreation Department
OS-A15	Periodically evaluate recreational programming, facility conditions, and community needs to inform future capital improvements and updates to the Open Space Plan.	Ongoing	Parks & Recreation Department
OS-A16	Continue improving accessibility at parks, playgrounds, recreational facilities, public shoreline access points, trails, and waterfront amenities through implementation of ADA improvements and universal design principles as facilities are renovated or replaced.	Ongoing	DPW / Parks & Recreation Department
OS-A17	Evaluate the feasibility, potential partnerships, funding opportunities, and community demand for development of an indoor aquatics facility or other year-round aquatic recreation opportunities.	Long-Term	Town Administrator / Parks & Recreation Department
OS-A18	Periodically evaluate the capacity, condition, and utilization of athletic fields and recreational facilities to ensure they continue to meet community needs.	Ongoing	Town Administrator / Parks & Recreation Department



Land Use

Map LU1: Existing Land Use illustrates how land is currently developed and used throughout Bristol based on the most recent available Rhode Island Geographic Information System (RIGIS) land use data, which is interpreted from aerial imagery. Unlike the Zoning Map, which identifies how land may be developed under the Zoning Ordinance, the Existing Land Use Map depicts the actual land uses present on the ground. The map identifies residential, commercial, industrial, mixed-use, institutional, agricultural, recreation, and open space land uses. Residential areas are further categorized by development density, and conservation lands, wetlands, cemeteries, transportation and utility corridors, and undeveloped lands are also shown.

Existing Zoning

The Town of Bristol Zoning Ordinance establishes zoning districts and overlay districts to regulate the location, intensity, and character of development throughout the community. The zoning framework is intended to accommodate future growth while protecting neighborhood character, preserving natural, cultural, and historic resources, supporting economic development, and ensuring that new development is consistent with Bristol's established development patterns.

As illustrated on **Map LU2: Zoning**, residential districts comprise the majority of Bristol's land area and range from compact neighborhoods surrounding the historic downtown to lower-density residential areas on the southern peninsula and along the eastern shoreline. Commercial and mixed-use districts are concentrated within Downtown and along the Metacom Avenue (RI Route 136) corridor, while manufacturing districts are located primarily north of Gooding Avenue and east of Hope Street. Institutional, waterfront, agricultural, open space, and planned development districts provide for specialized land uses throughout the community. Overlay districts establish additional standards to preserve historic resources, conserve important natural areas, and guide development within key areas of the Town.

Residential Districts

District	Description
R-6 – Residential 6,000 sq. ft.	Residential uses with a minimum lot size of 6,000 square feet per dwelling. Additional dwelling units may be added with a minimum lot size of 4,000 square feet. This is the Town's highest-density residential district and includes single-family, two-family, and multi-family dwellings.

District	Description
R-8 – Residential 8,000 sq. ft.	Residential uses with a minimum lot size of 8,000 square feet per dwelling, representing high-density residential development.
R-10 – Residential 10,000 sq. ft.	Residential uses with a minimum lot size of 10,000 square feet per dwelling, representing high-density residential development.
R-10SW – Residential 10,000 sq. ft. with Sewer and Water	Residential district requiring public sewer and water service because of the potential for groundwater contamination associated with nearby pollution sources.
R-15 – Residential 15,000 sq. ft.	Residential uses with a minimum lot size of 15,000 square feet, representing medium-density residential development.
R-20 – Residential 20,000 sq. ft.	Residential uses with a minimum lot size of 20,000 square feet representing medium-density residential development.
R-20SP – Residential 20,000 sq. ft. with Special Conditions	Residential district permitting reduction of the minimum lot area to 15,000 square feet where the property owner provides public sewer and water service.
R-40 – Residential 40,000 sq. ft.	Low-density residential district intended for residential and agricultural uses.
R-40W – Residential 40,000 sq. ft. with Water	Low-density residential district requiring public water service because of groundwater protection concerns.
R-80 – Residential 80,000 sq. ft.	Very low-density residential district intended to preserve natural, historic, cultural, and agricultural resources.

The Town of Bristol Zoning Code specifies the eligibility for accessory dwelling units (ADUs) within residential zoned districts. ADUs are residential living units located on the same lot as a single-family or multi-family dwelling. Lots that are primarily residential and at least 20,000 square feet are eligible for one ADU per lot.

Agricultural District

Agricultural (A)

This district encompasses properties protected by conservation easements that restrict land use primarily to farming operations.

Commercial and Mixed-Use Districts

District	Description
Limited Business (LB)	Mixed-use district consisting of neighborhood commercial uses and high-density residential development. Uses include convenience retail, neighborhood services, and office establishments serving surrounding residential areas.
General Business (GB)	Commercial district serving town-wide and regional retail, office, and service needs.
Downtown (D)	Traditional downtown commercial district emphasizing preservation of Bristol's historic downtown while supporting a mix of commercial, residential, civic, and cultural uses.
Metacom Mixed Use (MMU)	Mixed-use redevelopment district along Metacom Avenue (RI Route 136) intended to encourage higher-density mixed-use development with commercial uses on the ground floor and residential uses above, creating a more walkable corridor.

Historic Preservation

Historic Preservation and Conservation (HPC)

This district preserves and protects historic properties while allowing limited compatible additions and adaptive reuse that protect Bristol's cultural, historic, and environmental resources.

Manufacturing

Manufacturing (M)

Provides for manufacturing, assembly, warehousing, and related industrial uses while prohibiting uses that pose significant environmental or public health hazards.

Institutional Districts

- **Educational Institutional (EI)** – Includes Roger Williams University and other educational facilities. Educational institutions are required to prepare Institutional Master Plans that are reviewed by the Town.
- **Public Institutional (PI)** – Identifies and protects municipal facilities and other public institutional uses.

Open Space District

Open Space (OS)

Preserves publicly owned open space while permitting certain compatible uses, including passive recreation and limited public facilities.

Planned Development Districts

- **Planned Unit Development (PUD)** – Allows flexible site planning and mixed land uses through comprehensive development planning.
- **Rehabilitation Planned Unit Development (RPUD)** – Encourages redevelopment and adaptive reuse of deteriorated or underutilized properties to support economic revitalization.

Waterfront Districts

- **Waterfront (W)** – Supports a mix of water-dependent commercial, residential, recreational, marine, and limited industrial uses while emphasizing preservation of Bristol's waterfront character.
- **Waterfront Planned Unit Development (WPUD)** – Allows flexible redevelopment opportunities within designated waterfront areas.

Overlay Districts

The Town of Bristol also has the following overlay districts, which specify rules and regulations for land use in addition to the underlying zoning districts.

Overlay District	Purpose
Historic District Overlay	Preserves and protects areas of historical and architectural significance while maintaining the historic character, scale, and mix of uses within Bristol's downtown. Established in 1987, the overlay currently includes approximately 619 properties representing more than 300 years of architectural styles and historic significance.
Route 136 Overlay	Applies to properties with frontage along Metacom Avenue (RI Route 136). The overlay extends approximately five miles through Bristol and promotes high-quality corridor development while protecting residential neighborhoods, scenic resources, and public safety. Development within the overlay is subject to additional design and development standards and may require Planning Board or Technical

Overlay District**Purpose**

Review Committee review, including consideration of traffic and access management.

**Resource Conservation
and Creative
Development (RC&CD)
Overlay**

Encourages conservation development through clustered residential design that preserves significant open space, agricultural land, natural resources, and historic or cultural features. The overlay is intended to reduce conventional subdivision development while allowing limited neighborhood-serving commercial uses where appropriate.

Future Land Use Map**Future Land Use Map**

A significant component of the Comprehensive Plan is the **Future Land Use Map (Map LU3)**, which identifies the Town's long-range vision for the future distribution and intensity of land uses throughout Bristol. The map is based on existing development patterns, natural resources, transportation networks, public facilities and services, and the community's vision for future growth, redevelopment, conservation, and preservation over the 20-year planning horizon.

The Future Land Use Map supports the goals and policies of this Comprehensive Plan by establishing a framework for future land use decisions. The map identifies generalized land use categories that describe the desired character and primary uses within each area of town rather than specific zoning districts or development proposals.

Rhode Island law requires the Zoning Ordinance and Zoning Map to be consistent with the Comprehensive Plan. As part of this update, the Town will evaluate the consistency of the existing Zoning Map with the Future Land Use Map and identify any areas where amendments may be needed. Following adoption of the Comprehensive Plan, the Town will update the Zoning Ordinance and Zoning Map, as necessary, to achieve consistency within the timeframe required by State law.

FOR DISCUSSION: Developing and Updating the Future Land Use Map

Overall Vision

- Does the existing Future Land Use Map continue to reflect Bristol's vision for the next 20 years?
- Are there areas where future land use designations should be changed based on development, redevelopment, or changing conditions since the 2017 Comprehensive Plan?

Map Categories

- Are the Future Land Use categories appropriate, or should categories be added, combined, or revised?

Future Growth and Development

- Are there areas where additional housing opportunities should be encouraged?
- Are there areas where additional commercial, mixed-use, or manufacturing land uses should be encouraged to support Bristol's economic development goals?
- Are there existing commercial or manufacturing areas that should be preserved to ensure adequate land is available for businesses and employment opportunities?

Conservation and Open Space

- Have any properties been permanently protected or acquired for conservation or recreation since the last Comprehensive Plan that should be reflected on the Future Land Use Map?

Consistency with Zoning

- Are there locations where the existing zoning does not reflect the Town's desired future land use?
- Are there known inconsistencies between the Future Land Use Map and the Zoning Map that should be addressed through this Comprehensive Plan update?

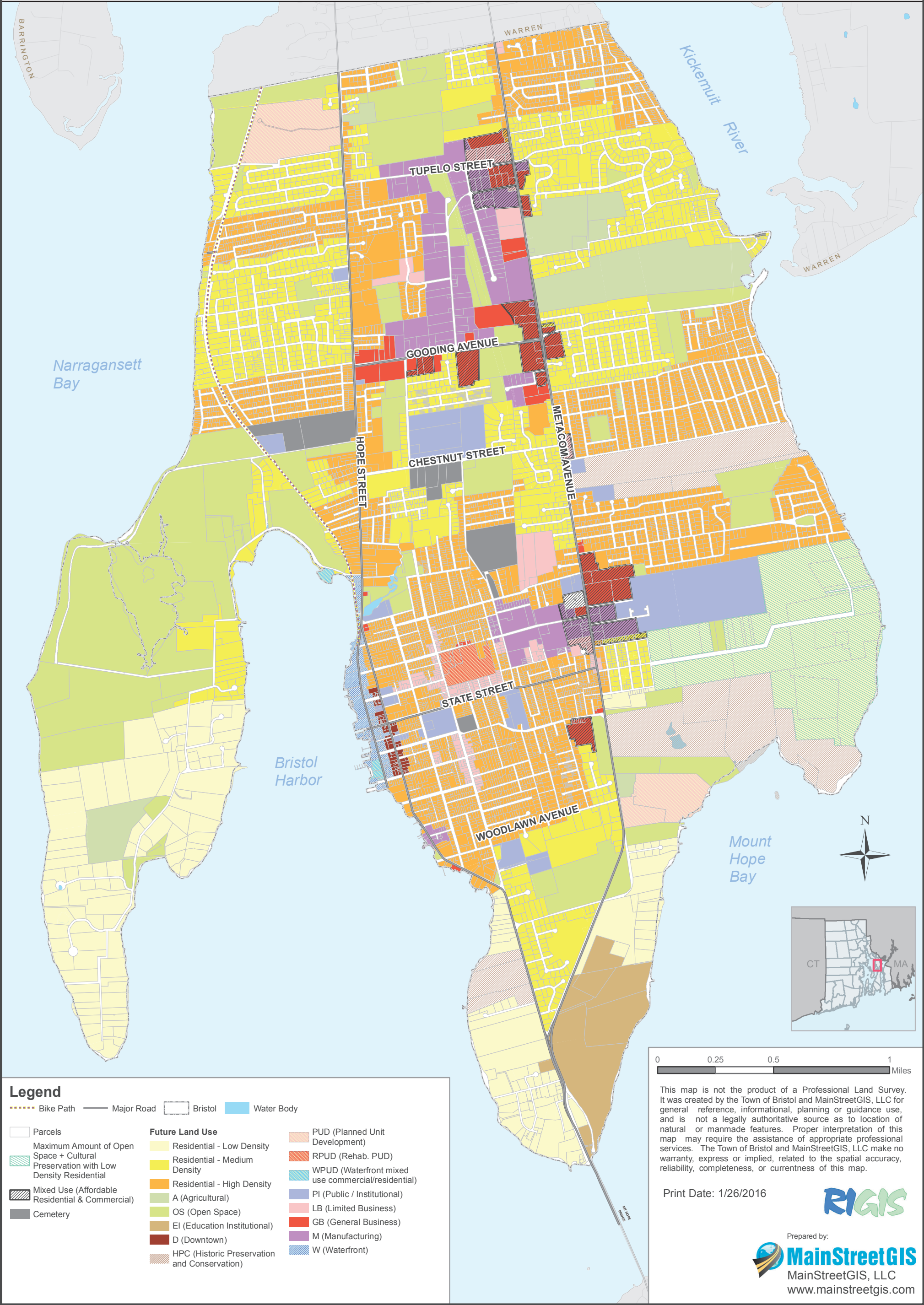


Town of Bristol

Rhode Island
Comprehensive Plan, 2016

MAP 5B

Future Land Use

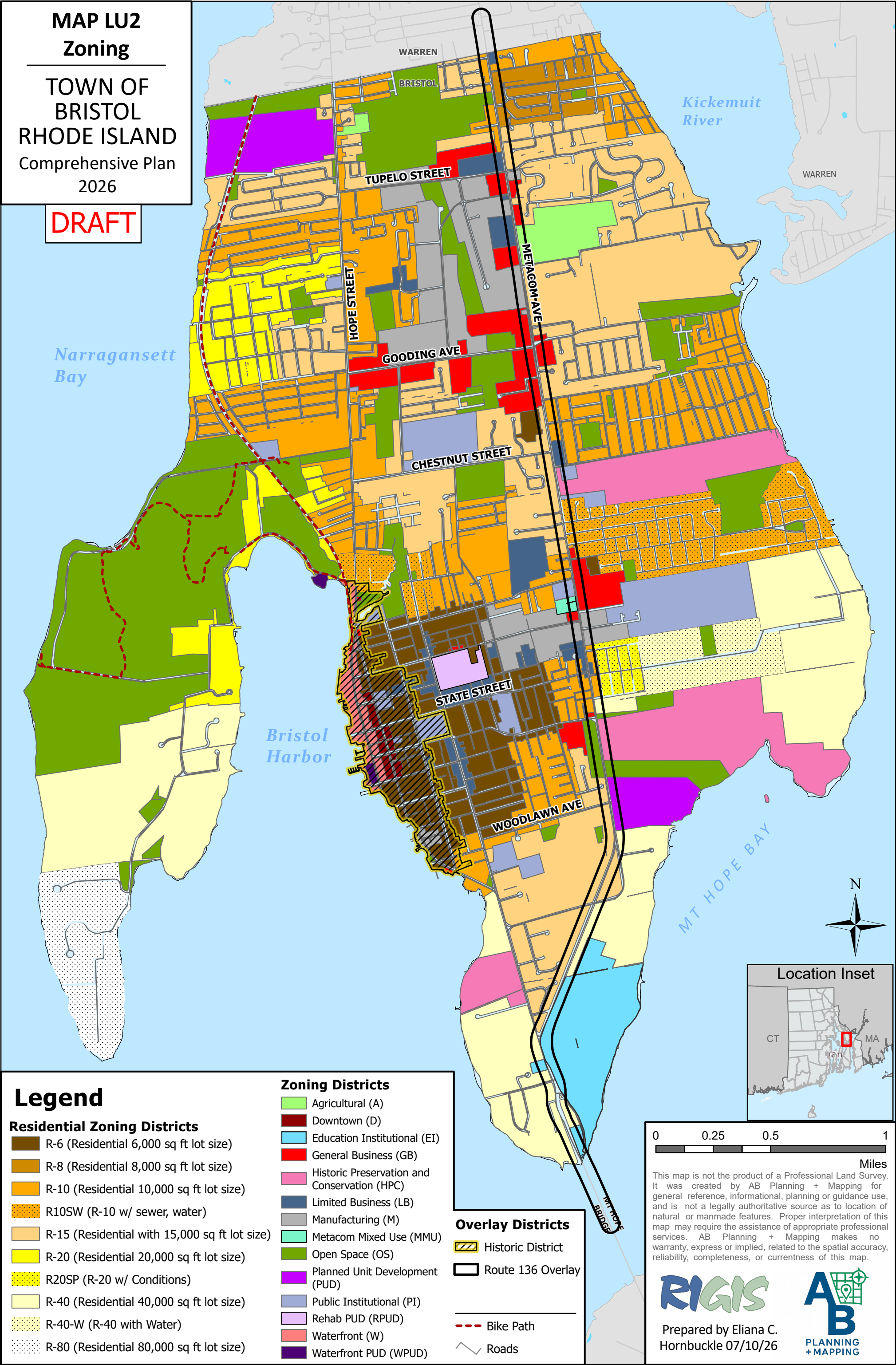


MAP LU2
Zoning

TOWN OF
BRISTOL
RHODE ISLAND

Comprehensive Plan
2026

DRAFT



Legend

Residential Zoning Districts

- R-6 (Residential 6,000 sq ft lot size)
- R-8 (Residential 8,000 sq ft lot size)
- R-10 (Residential 10,000 sq ft lot size)
- R10SW (R-10 w/ sewer, water)
- R-15 (Residential with 15,000 sq ft lot size)
- R-20 (Residential 20,000 sq ft lot size)
- R20SP (R-20 w/ Conditions)
- R-40 (Residential 40,000 sq ft lot size)
- R-40-W (R-40 with Water)
- R-80 (Residential 80,000 sq ft lot size)

Zoning Districts

- Agricultural (A)
- Downtown (D)
- Education Institutional (EI)
- General Business (GB)
- Historic Preservation and Conservation (HPC)
- Limited Business (LB)
- Manufacturing (M)
- Metacom Mixed Use (MMU)
- Open Space (OS)
- Planned Unit Development (PUD)
- Public Institutional (PI)
- Rehab PUD (RPUD)
- Waterfront (W)
- Waterfront PUD (WPUD)

Overlay Districts

- Historic District
- Route 136 Overlay
- Bike Path
- Roads



00.250.51

Miles

This map is not the product of a Professional Land Survey. It was created by AB Planning + Mapping for general reference, informational, planning or guidance use, and is not a legally authoritative source as to location of natural or manmade features. Proper interpretation of this map may require the assistance of appropriate professional services. AB Planning + Mapping makes no warranty, express or implied, related to the spatial accuracy, reliability, completeness, or currentness of this map.

RIGIS

Prepared by Eliana C. Hornbuckle 07/10/26

AB

PLANNING + MAPPING

MAP LU1

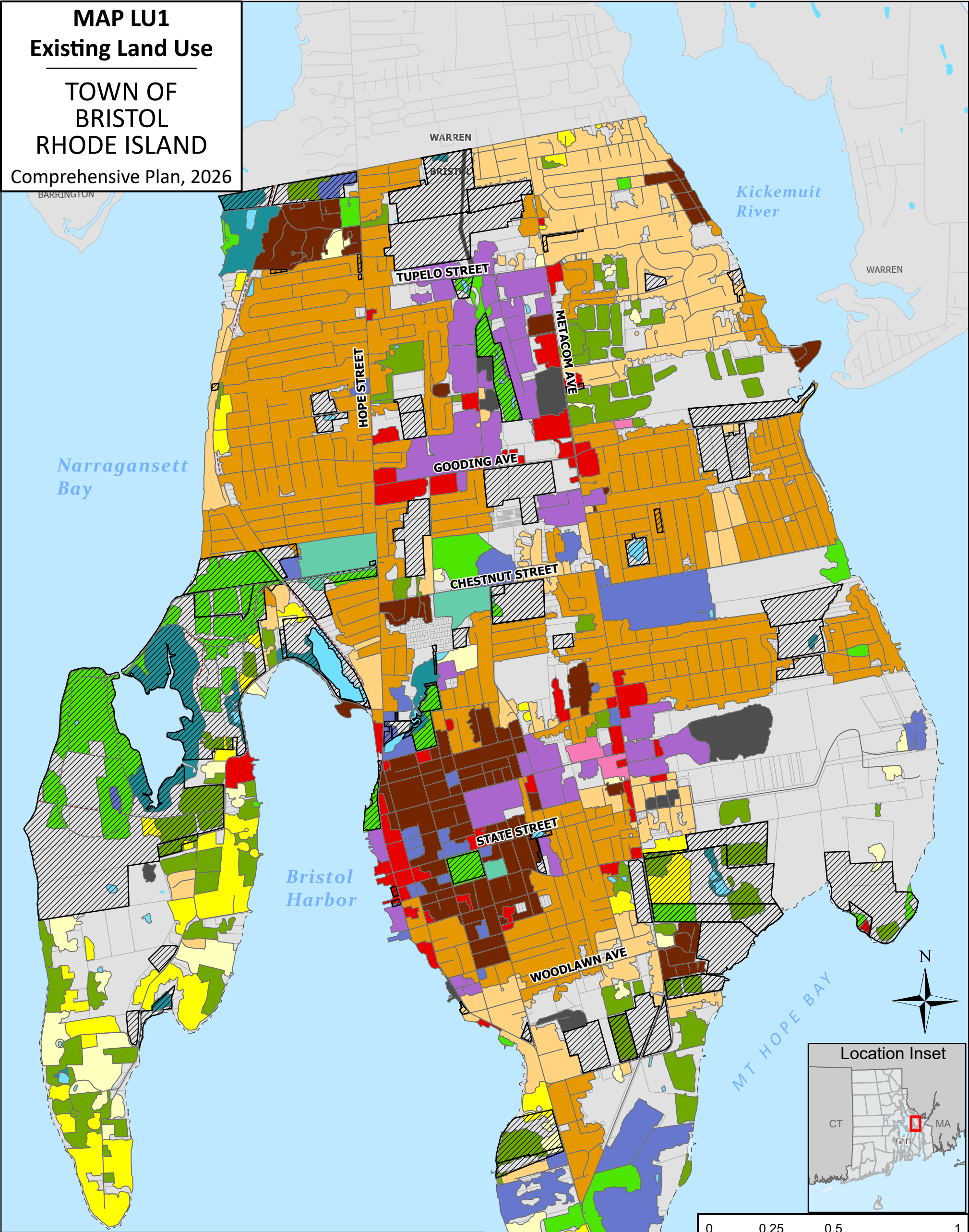
Existing Land Use

TOWN OF

BRISTOL

RHODE ISLAND

Comprehensive Plan, 2026



Legend

Source: RIGIS Land Use Land Cover 2020

High Density Residential (<1/8 acre lots)

Medium High Density Residential (1/4 to 1/8 acre lots)

Medium Density Residential (1/4 to 1 acre lots)

Medium Low Density Residential (1/4 to 1/8 acre lots)

Low Density Residential (>2 acre lots)

Agricultural

Cemeteries

Commercial

Industrial/Manufacturing

Institutional (schools, churches, etc.)

Mixed Use

Recreation

Transportation/Utilities

Undeveloped

Water

Wetlands

Conservation Lands (RIGIS)

Location Inset

0 0.25 0.5 1

Miles

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RIGIS

Prepared by Eliana C. Hornbuckle 05/15/26

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