



Contact Us

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Offices & Extensions

Position	Name	Extension	Email
Manager's Secretary	???	10	As of October 1, 2013 Maria has officially retired ! Moving forward Please direct any Bristol Borough communications to Sally Bellspeica sbellaspica@bristolboro.com
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Emergency Management	Merle Winslow	28	mwinslow@bristolboro.com
Recreation	Cyndi Wade	34	--

§27-307. R-2 Residential District.

1. **Purpose.** The purposes of the R-2 Residential District are to provide for moderate density residential areas with access to convenient commercial use developed in a manner so as to maintain these areas as attractive living environments and to promote the orderly development of the Borough.
2. **Uses Permitted by Right.** Each of the following uses are permitted by right in the R-2 Residential District, provided that the use, dimensional and all other applicable requirements of this Chapter are satisfied. The number/letter combination in parenthesis preceding each use identifies the use, a description and regulations for which are located in §27-320, "Use Regulations," of this Chapter.
 - A. (1A) Single-Family Detached Dwelling.
 - B. (1C) Attached Dwelling (Rowhouse or Townhouse).
 - C. (1D) Semi-Detached Dwelling (Twin).
 - D. (1K) Residential Conversion of Existing Commercial or Industrial Building.
 - E. (2E) Group Home for Handicapped Individuals.
 - F. (2Q) Public Park/Recreation Facility.
 - G. (4L) Forestry/Timber Harvesting.
 - H. (7H) Keeping of Animals.
 - I. (7I) Microwave or Satellite Dish.
 - J. (7J) No-Impact Home-Based Business.
 - K. (7K) Noncommercial Swimming Pool.
 - L. (7O) Parking or Storage of Recreational Vehicles and Other Recreational Equipment.
 - M. (7P) Residential Accessory Building, Structure or Use.
 - N. (7R) Solar Energy System.
 - O. (7S) Temporary Structure or Use.
3. **Special Exception Uses.** Each of the following uses may be permitted in the R-2 Residential District as authorized by the Zoning Hearing Board in accordance with the standards contained in §27-804(6)(B) of this Chapter. The number/letter combination in parenthesis preceding each use identifies the use, a description and regulations for which are located in §27-320, "Use Regulations," of this Chapter.

- A. (2A) Cemetery.
 - B. (2D) Day Care Center.
 - C. (2H) Library.
 - D. (2J) Membership Club.
 - E. (2K) Museum.
 - F. (2O) Place of Worship.
 - G. (3D) Office.
 - H. (4W) Personal Service.
 - I. (4AA) Restaurant, Standard.
 - J. (4BB3) Retail Store.
 - K. (5D) Parking Garage or Area.
 - L. (5E) Transit Station.
 - M. (7C) Day Care Center (accessory to office).
 - N. (7G) Home Occupation.
 - O. (7Q) Retail Space within Office Buildings.
4. **Conditional Uses.** Each of the following uses be permitted in the R-2 Residential District as authorized by Council in accordance with the standards contained in §27-805 of this Chapter. The number/letter combination in parenthesis preceding each use identifies the use, a description and regulations for which are located in §27-320, "Use Regulations," of this Chapter.
- A. (2C) Community Center.
 - B. (2R) School.
5. **Lot Area, Width, Building Coverage, and Height Regulations.** Each of the following dimensional requirements shall apply to each use in the R-2 Residential District, except as specifically provided for in this Chapter:

Principal Use	Minimum Lot Area ¹ (sq. ft.)	Minimum Lot Width ² (feet)	Maximum Building Coverage (%)	Maximum Impervious Surface Ratio (%)	Maximum Building Height (feet)
Single-Family Detached Dwelling	4,500/d.u.	45	40	50	35

Principal Use	Minimum Lot Area ¹ (sq. ft.)	Minimum Lot Width ² (feet)	Maximum Building Coverage (%)	Maximum Impervious Surface Ratio (%)	Maximum Building Height (feet)
Semi-Detached Dwelling (Twin)	3,500/d.u.	30	40	50	35
Attached Dwelling (Row-house or Townhouse)	3,000/d.u.	20	40	50	35
Residential Conversion of Existing Commercial or Industrial Building	750/d.u.	100	80	90	70
Any Other Use	4,500	30	40	50	35

¹ Per dwelling unit for residential uses.

² Measured at the minimum front yard listed in subsection (6) for the particular use.

6. **Minimum Yard Requirements.** Each of the following minimum yard requirements shall apply to each use in the R-2 Residential District, except as specifically provided for in this Chapter:

Principal Use	Front Yard ^{1,3} (feet)	Side Yard (feet)	Rear Yard ³ (feet)
Single-Family Detached Dwelling	10	10	25
Semi-Detached Dwelling (Twin)	10	10	25
Attached Dwelling (Rowhouse or Townhouse)	10	20 ²	25
Residential Conversion of Existing Commercial or Industrial Building	10	—	20
Any Other Use	20	10	25

¹ The depth at which the minimum lot width shall be measured.

² For the end dwelling units.

³ For exceptions to the minimum front and rear yard requirements, see §27-404(2)(E) of this Chapter.

(Ord. 1263, 8/10/2009)

§27-308. R-3 Residential District.

- Purpose.** The purposes of the R-3 Active Adult Residential District are to provide for moderate density residential areas which are protected from incompatible land uses, so as to maintain these areas as attractive living environments for the housing of active adults and to promote the orderly development of the Borough.
- Uses Permitted by Right.** Each of the following uses are permitted by right in the R-3 Residential District, provided that the use, dimensional and all other applicable requirements of this Chapter are satisfied. The number/letter combination in