

Use	B1 ¹	B2 ¹	B3 ¹	B5 ¹	CBD ¹	GB ¹	NB ¹	SDC ^{1,2}	H-SM	H-FM	FBZ ³	CUD ⁶	IND
Laundromat	—	—	—	—	—	—	P	—	—	—	SE	—	—
Library	—	—	—	—	P	—	—	—	—	—	SP	—	—
Light Industrial	—	—	—	—	—	SE	—	—	—	—	—	SE	P
Light Manufacturing	—	—	—	—	—	—	—	—	SE	—	—	SE	P
Manufacturing	—	—	—	—	—	—	—	—	—	—	—	—	P
Medical Clinic	—	—	—	—	—	—	P	—	—	—	SP	P	—
Medical Office	—	—	—	—	—	—	P	P	—	—	SP	P	—
Membership Organization	—	P	P	—	P	P	—	—	SP	—	SP	—	—
Mixed-Use Development	P ⁴	P ⁴	P ⁴	—	P ⁷	SE	P ⁴	P ⁴	SP	—	SP	SE	—
Municipal Building or Facility	—	P	P	P	—	P	—	—	SP	—	—	P	—
Municipal Office	P	P	P	—	P	—	P	—	—	—	—	—	—
Municipal Park or Playground	—	—	—	P	—	—	—	—	SP	—	SP	—	—
Municipal Parking	—	P	P	—	P	P	—	—	—	—	—	—	—
Nursery	—	—	—	—	—	—	—	—	—	—	SP	—	—
Outdoor Go-Kart Track	—	—	—	—	—	SE	—	—	—	—	—	—	—
Outdoor Recreation Facility	—	P	P	P	—	P	—	—	SE	—	SP	P	P
Package Store	SE	P	P	P	P	P	P	P	SP	—	SP	—	—
Personal Service Establishment	P	P	P	P	P	P	P	P	SE	—	SP	P	—
Place of Worship	—	SE	SE	—	—	SE	—	—	—	—	SE	SE	SE
Printing Establishment	—	P	P	—	—	P	—	—	—	—	—	—	—
Public Utility Building or Structure	SE	P	P	P	SE	P	SE	P	SP	—	—	SP	P
Repair Shop	—	—	—	—	—	—	P	—	—	—	SP	—	—
Research & Development	—	—	—	—	—	—	—	—	SE	—	SE	P	P
Residential, Live/Work	—	—	—	—	P	—	—	—	—	—	SP	—	—
Residential, Multi-Family	—	—	—	—	<u>≠P⁷</u>	SE	—	—	SP	—	SP	SE	—
Residential, Senior Multi-Family	—	—	—	—	SE	—	—	—	SP	—	—	P	—
Residential, Single-Family	—	—	—	—	—	—	—	—	SP	SP	—	—	—
Restaurant	P	P	P	P	P	P	P	P	SE	—	SP	P	P
Retail Food Establishment	P	P	P	P	P	P	P	P	SP	—	SP	P	—
Retail Store	P	P	P	P	P	P	P	P	SE	—	SP ³	P	—
Self-Storage Facility	—	—	—	—	P	SE	—	—	—	—	—	—	P
Shopping Center	—	—	—	P	—	—	—	—	—	—	—	P	—

T O C	Article I	Article II Use Regulations	Article III	Article IV	Article V	Article VI	Article VII	Appendix
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Use	B1 ¹	B2 ¹	B3 ¹	B5 ¹	CBD ¹	GB ¹	NB ¹	SDC ^{1,2}	H-SM	H-FM	FBZ ³	CUD ⁶	IND
Shopping Mall	—	—	—	—	—	—	—	—	—	—	—	P	—
Telecommunications Facility	—	—	—	—	—	—	—	—	—	—	—	P	—
Theater	—	P	P	—	P	P	—	—	SP	—	SP	P	—
Warehousing	—	—	—	—	—	SE	—	—	SE	—	—	SE	P
Wholesale Establishment	—	P	P	—	P	—	—	—	SE	—	—	SE	P
Wireless Telecommunications Facility	SE	SE	SE	SE	P	P ⁵	P ⁵	—	SP	SP	—	P ⁵	P ⁵

1. See Section 9.2 for conditions that require a Special Exception.
2. See Section 9.7 for conditions that require a Site Plan approval or Special Exception.
3. See Section 10.17.2 for permit requirements and procedures.
4. See Section 6.22.2 for conditions that require a Special Exception.
5. See Section 6.38.4 for conditions that require a Special Exception.
6. Changes to site layout require Site Plan approval (SP), regardless of whether the use is permitted (P).
- 6.7. See section 9.3.4 for multifamily residential use conditions.

- G. All lots, parcels, sites or tracts shall be developed so as to provide side and rear yards equal to the side yards and rear yards of any abutting residential zone.
- H. New principal buildings shall not exceed the height of existing principal buildings adjacent to the new building.
- I. The maximum height shall not apply to places of worship, hospitals, chimneys, flagstaffs, light poles, municipal and utility buildings or structures.
- J. The minimum front yard on Main Street between Center Street and Middle Turnpike is 5 feet.
- K. The Commission may approve a one-story building by Special Exception.

9.2 All Business Zones

The following conditions require Special Exception approval from the Planning and Zoning Commission unless approval is required from the Zoning Board of Appeals:

- A. All uses that include development on a site that is 4 acres or larger in size.
- B. All uses that require 61 or more automobile parking spaces.
- C. All uses that require 8 or more loading docks or bays.
- D. Ground-mounted solar energy systems that exceed 600 square feet.

9.3 Central Business District (CBD)

9.3.1 Purpose

See Section 2.2.5.

9.3.2 Setback from Main Street

The maximum setback from Main Street shall be 5 feet for the entire length of the building. Up to 50% of a building's frontage on Main Street may be set back further provided the space created includes outdoor dining space associated with an adjacent restaurant or public spaces, plazas and similar amenities developed as part of the project and legally accessible to the general public.

9.3.3 Architectural Design

Exterior architecture visible from the public street for all new buildings, and all renovations to existing buildings, shall conform to the Downtown Manchester Architectural Design Guidelines dated June 2019. Design plans for building renovation visible from street and new construction exterior design plans shall be approved by the Director of Planning & Economic Development and the Chair of the Planning and Zoning Commission before a Certificate of Zoning Compliance is issued by the Zoning Enforcement Officer.

If the design plans are found not to conform with the Downtown Manchester Architectural Design Guidelines by either the Director of Planning & Economic Development or the Planning and Zoning Commission Chair, the application will be referred to the full Planning and Zoning Commission for review. Also, an applicant may request a review before the full Planning and Zoning Commission instead of the administrative approval of the Director of Planning & Economic Development and Planning and Zoning Commission Chair.

9.3.4 Multifamily residential uses are permitted on the second floor and above. Multifamily residential uses may also be permitted at street level by special exception, but only behind the first 40 feet of street-facing building depth.

9.3.49.3.5 Elderly Housing Uses

The following elderly housing uses shall only be permitted in existing buildings in the CBD: assisted living facilities, congregate housing, convalescent homes, continuing care retirement communities, independent

TOC	Article I	Article II	Article III Zoning District Standards	Article IV	Article V	Article VI	Article VII	Appendix
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living facilities, and senior multi-family residential.

9.3.59.3.6 Prohibited Uses

In addition to the uses prohibited by Section 3.2 the following uses are prohibited in the CBD: correctional facilities and pawn shops.

9.4 Industrial Zone (IND)

9.4.1 Purpose

See Section 2.2.12.

9.4.2 Special Exception Requirement

The following conditions require Special Exception approval from the Planning and Zoning Commission:

- A. All uses that include development on a site that is 4 acres or larger in size.
- B. All uses that require 61 or more automobile parking spaces.
- C. All uses that require 8 or more loading docks or bays.

9.4.3 Compliance with Zoning

No industrial enterprise shall be commenced or changed in character, and no building or structure shall be built or altered or land used for any purpose until the owner, proprietor, developer or builder has obtained a certificate from the Zoning Enforcement Officer that states that the use or structure is lawful.

9.4.4 Site Preservation and Screening

- A. The development of the site shall be engineered and developed so that the landscape will be preserved in its natural state insofar as practicable by minimizing soil and tree removal, and all grade changes shall be designed so that the finished levels and contours will blend harmoniously with the natural and undisturbed landscape. No steep slopes shall be created, and all disturbed land shall be treated to encourage plant growth by provision of topsoil and the planting of appropriate trees, shrubs and grass. Where necessary, measures shall be implemented to minimize soil erosion and to prevent the pollution of streams.
- B. Screening shall be provided as specified in Section 14.13.2.

9.5 Historic Zone (HZ)

9.5.1 Purpose

See Section 2.2.9

9.5.2 Development Criteria and Considerations

Within this zone, uses and development shall be in conformance with the Town's Plan of Conservation and Development and this section as applicable. The recommendations of the Preservation and Development Plan for the Cheney Brothers National Historic Landmark District shall also be considered to the extent that the purpose of enhancing the historical characteristics of the district, providing an economically viable land use pattern within the district, and furthering the general preservation of the district's architectural heritage are achieved.

Such development shall promote the educational, cultural, economic, and general welfare of the citizens of Manchester through the preservation and protection of the distinctive characteristics of buildings and places significant in the history of the Town of Manchester and through the maintenance and improvement of sites for such buildings and places. Use and reuse of properties shall be developed to allow safe access and movement of pedestrians and vehicles; stabilize, improve, and protect property values; strengthen the local economy; and promote and protect the public health, safety, and welfare.