

Proposed Amendment for Article V – Regulatory Standards, Section 16.3 - Shared Parking within the Industrial and General Business Zones

TOWN OF MANCHESTER, CONNECTICUT

PLANNING AND ZONING COMMISSION

PROPOSED AMENDMENT TO THE ZONING REGULATIONS

Amendment to Article V, Section 16.3 – Shared Parking

Submitted by:

Thomas Zipp Jr. – Managing Member of Eastern Property LLC

139 Center Street

Suite 3000

Bristol, CT 06010

March 15, 2026

Proposed Amendment Language:

In accordance with the provisions of “Article I – Regulatory Foundation Section 1.4 Changes” of the Manchester Zoning Regulations, the undersigned respectfully submits this proposed amendment for consideration and adoption by the Planning and Zoning Commission.

AMEND ARTICLE V, SECTION 16.3 – SHARED PARKING

Add the wording, “Silk Mill area of the Historic Zone” to the regulation which currently reads:

16.3 Shared Parking within the Industrial and General Business Zones

Within the Industrial and General Business Zones, shared parking may be allowed in accordance with the following:

A. The shared use of the same off-street parking facilities by two or more establishments on the same lot where the total capacity of such facilities is less than the sum of the spaces required for each use may be approved by Town staff, provided that it is adequately documented that those uses have different, non-competing times of operation, and that the capacity to be provided will substantially meet the intent of the requirements by reason of variation in the probable time of maximum use by patrons or employees among such establishments.

B. Approval of such shared use shall be documented by the property owner and affected tenants executing and filing a shared parking agreement outlining the details of the agreement and approval prior to receiving a Certificate of Occupancy. Upon any change in property ownership, tenancy, use, or

operations on the lot, such agreement shall be automatically terminated, and a new agreement shall be made between all parties on the lot, which shall be executed and filed on the land records.

This amendment proposal is in alignment with Manchester NEXT Plan of Conservation and Development recommendations:

- Community Character & Design Recommendation #6: **Consider reducing or removing parking requirements in some or all existing zoning districts**
- Public Services & Infrastructure Recommendation #1: Increase revenue potential with the Town's Conservation + Growth Map presented in the Land Use + Community Character Chapter to help fund future infrastructure investments. **Focus**, in part, **on long-term priorities to** improve the Town's financial outlook by **increasing its overall tax base** and its diversity. Be creative in implementing strategies that maximize sustainable revenue streams for future year infrastructure investments, and **reconsider rules and requirements** (like tax assessment agreements) in the Town for commercial, office, industrial, or mixed-use areas **related to** densities, land use mix, building heights, or **parking requirements that depress development potential** (and thus tax and fee generation potential). Consider Town policies and incentives that encourage the redevelopment of underutilized parcels in the Town to increase property tax revenues.

Request for Action:

The undersigned respectfully requests that the Manchester Planning and Zoning Commission schedule a public hearing to consider the proposed amendment and adopt the new language as part of ARTICLE V, SECTION 16.3 of the Zoning Regulation

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Thomas Zipp Jr

Eastern Property LLC

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