



Town of Manchester Comprehensive Zoning Update

Date: 2/24/26

Recommendation 10: Update Commercial, Industrial, and Mixed-Use Zoning District Standards

Purpose: Clarify zoning district standards to maximize effectiveness.

Description: This recommended amendment does the following:

- Adds a list of applicable business zones to Section 9.2 title.
- Provides a minor text change to CUD zone standards.
- Eliminates redundant content provided in Section 9.4.3.
- Amends Special Exception threshold in the SDC zone.

Geographic Extents: CUD and SDC

POCD Consistency: The Manchester Next plan does not directly address these items.

Context: N/A

Recommended Zoning Amendments (text to be removed in ~~strike through~~, text to be added in **red**)

1. Provide list of applicable business zones following section title of Section 9.2. This should include the NB, AB, GB, CBD, and SDC zones if Recommended Amendment 9 is adopted and the B1, B2, B3, B5, CBD, GB, NB and SDC zones if Recommended Amendment 9 is not adopted. This will ensure that it is clear which zones are referred to when stating "Business Zone" requirements.
2. Amend the first sentence of Section 9.6.2 as follows to more accurately refer to the CUD zone for which there is only one:

9.6.2 Enlargement of Zone

~~An existing~~**The** CUD zone may be enlarged by the addition of contiguous parcels in accordance with the procedure for zone change and subject to the requirements of all regulatory bodies having jurisdiction.

3. Eliminate Section 9.4.3 Compliance with Zoning as this section is redundant with, and states a requirement that is established by Section 18.4 Certificate of Zoning Compliance.



4. Amend Section 9.7 to remove use specific Special Exception thresholds and replace with a flat threshold of 3,000 square feet for individual uses or establishments and 10,000 square feet for combined uses or buildings on a single lot, exempting mixed-use development with 9 or fewer units as required by Public Act 25-1. Amend text as follows:

9.7 Special Design Commercial Business Zone

- A. Site Plan approval is required for all development on vacant lots, all changes in use from residential to nonresidential uses, and any changes to an existing building or site which increases the size of the developed area of either the building or the site, or adds landscape features to the site.
- B. ~~In addition to the permit requirements identified in Section 4.2, the following uses, when exceeding the specified gross floor area either individually or in combination with other uses on the site shall require a Special Exception:~~
- ~~1. Fitness Clubs: 2,000 square feet or more~~
 - ~~2. General Office: 5,000 square feet or more~~
 - ~~3. Mixed Use Development: See Section 6.22.2~~
 - ~~4. Package Stores: 2,000 square feet or more~~
 - ~~5. Personal Service Establishments: 2,000 square feet or more~~
 - ~~6. Restaurants: 3,000 square feet of customer service area or more~~
 - ~~7. Retail Food Establishment: 2,000 square feet or more~~
- C.B. ~~Retail Stores: 2,000 square feet or more~~ any establishment or individual use with 3,000 square feet or more of gross floor area, with exception of mixed-use developments with 9 or fewer dwelling units, shall require a Special Exemption. Any building or combination of uses with 10,000 square feet or more of gross floor area on a single lot shall require a Special Exemption.