



## Town of Manchester Comprehensive Zoning Update

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Date: 4/21/26

### Recommendation 7: Provide Separate Zones for Silk Mill and Family Mansion Areas

**Purpose:** Restructure the historic zone regulations to establish the Silk Mill and Family Mansion areas as separate zoning districts to allow the regulations for each zone to be tailored to each zone and to classify the Family Mansion area as a residential zone.

**Description:** This recommended amendment does the following:

- Establishes the Silk Mill area of the Historic Zone as the “Silk Mill” zone, a commercial zoning district, and provides a new purpose statement for the zone.
- Establishes the Family Mansion area of the Historic Zone as the “Family Mansion” zone, a residential zoning district; provides a new purpose statement for the zone; relocates the zone from the commercial/industrial/mixed-use principal and accessory use summary tables to the residential principal and accessory use summary tables; and relocates the development standards from the commercial/industrial/mixed-use standards table to the residential standards table.
- Changes references across the regulations from “Historic Zone” to “Family Mansion” and “Silk Mill” zones as appropriate.
- Amends the official zoning map to update the zone labels and names.

**Geographic Extents:** Historic Zone

**POCD Consistency:** Protection of the district is supported by the Manchester Next Plan, which identifies the Cheney Brothers National Historic Landmark District as a cultural resource and as a special district that should be prioritized for preservation in the Conservation and Growth map.

**Context:** Uniformity across a zoning district is a best practice and the provision of different standards across the same zone (as is the case for the Silk Mill and Family Mansions area) runs against the uniformity principle of zoning as established through a long history of case law. Additionally, Public Act 25-1 requires that “transit community middle housing” or “mixed-use development” be allowed on any lot that is zoned for a commercial or mixed-use. Because the Family Mansion area is within the Historic Zone, those properties would be subject to that requirement.



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

1. Establish the Family Mansion zone and Silk Mill zone as separate base zoning districts with the Family Mansion zone classified as a residential district and the Silk Mill zone remaining a commercial district. Amend and replace the existing Historic Zone purpose statement to provide unique purpose statements for each as Sections 2.1.4 and 2.2.9 as follows:

**2.1.4 Family Mansion Zone (FM)**

The purpose of this zone is to protect the historic residential buildings of the Cheney Brothers Historic District while allowing for their reuse for select residential, commercial, or mixed-uses that allows for the preservation and continued productive use of those structures.

~~2.2.9~~ **Historic Zone (H)**

~~The purpose of this zone is to allow development that will protect, preserve, and enhance the unique historical and architectural qualities of historic places of the Cheney Brothers Historic District and provide a redevelopment potential for residential, office, commercial and industrial uses. The Historic Zone is divided into the Silk Mill area (H-SM) and the Family Mansion Area (H-FM).~~

**2.2.9 Silk Mill Zone (SM)**

The purpose of this zone is to allow development that will protect, preserve, and enhance the unique historical and architectural qualities of historic places and structures of the Cheney Brothers Historic District while allowing for redevelopment including residential, office, commercial, and industrial uses.

2. Remove the Family Mansion Zone list of permitted principal uses from the Section 4.2 Principal Uses: Commercial, Industrial, and Mixed-Use Zones and relocate to the Section 4.1 Principal Uses: Residential Zones use summary table indicating the permitted uses as shown below and provide a footnote referencing new Section 12.3:

Use	FM <sup>2</sup>
Bed & Breakfast	SE
Group Child Care Home	P
Inn	SE
Residential, Single-Family	SP
Wireless Telecommunications Facility	SP
2. See Section 12.3 for historic standards and requirements applicable to uses in the Family Mansion zone.	



4. Remove the Family Mansion zone list of permitted accessory uses from the Section 5.2 Accessory Uses: Commercial, Industrial, and Mixed-Use Zones and relocate to the Section 5.1 Accessory Uses: Residential Zones use summary table indicating the permitted uses shown at right and provide a footnote referencing new Section 12.3:

Accessory Use	FM <sup>2</sup>
Accessory Building or Structure	P
Accessory Dwelling Unit	P
Antennae or Dish	P
Dormitory	P
Electric Vehicle Charging Station	P
Family Child Care Home	P
Home Occupation	P
Off-Street Parking	P
Signs	P
Solar Energy System	P
Sports Court	P
Swimming Pool	P
Wireless Telecommunications Antenna	P

2. See Section 12.3 for historic standards and requirements applicable to uses in the Family Mansion zone.

5. Change the Historic Zone abbreviation (H) in the Section 9.1 Commercial, Industrial, and Mixed-Use Zone Bulk Standards to a Silk Mill abbreviation (SM).
6. Add the Family Mansion Zone to the Section 8.1 Residential Zone Bulk Standards, providing the standards currently presented in the Section 9.1 table for the Historic zone and add footnotes as follows:

Zone	Max. Building Density (per acre)	Max. Building Height (ft) <sup>C</sup>	Max. Building Area of Lot (%)	Min. Lot Area (sf)	Min. Lot Frontage (ft)	Min. Building Line Dimension (ft)	Min. Front Yard (ft)	Min. Side Yard (ft)	Min. Rear Yard
FM <sup>E</sup>	—	40 <sup>F</sup>	—	—	—	—	See Item G below	15 <sup>G,H</sup>	30 <sup>G,H</sup>

E. See Section 12.3 for historic standards and requirements applicable to the Family Mansion zone.

F. New principal buildings shall not exceed the height of existing principal buildings adjacent to the new building.

G. The minimum front yard and side yard requirements abutting public streets for new buildings shall be the same as the greatest existing front or side yard dimension on adjacent properties. Additions to existing buildings shall not encroach into those existing yard dimensions. If the Commission determines that a lesser yard requirement would be more suitable for a particular site or building and would not impair the intent of these regulations, it may waive this requirement and establish a different yard requirement.

H. With the exception of buildings developed prior to May 4, 1981, all lots, parcels, sites or tracts that abut residential zones shall be developed at the abutting line with side and/or rear yards equal to the side and rear yards of any abutting residential zone.



7. Replace the Section 9.5 Historic Zone regulations with the following:

## 9.5 Silk Mill Zone (SM)

### 9.5.1 Purpose

See Section 2.2.9

### 9.5.2 Historic Standards

See Section 12.3 for historic standards and requirements applicable to the Silk Mill Zone.

### 9.5.3 Industrial Uses

New industrial uses and expansion of all industrial uses shall be approved by the Cheney Commission. No such approval shall be given unless the Commission finds that the new use or the expansion of the use is compatible with other planned uses in the zone.

### 9.5.4 Single Family Dwellings

Single-family dwellings in the Silk Mill zone existing as of October 2, 1989 may continue to be utilized on lots conforming to the following minimum requirements:

- A. Maximum buildable area of lot: 30%
- B. Minimum lot area: 18,000 square feet
- C. Minimum front area: 40 feet
- D. Minimum rear yard: 30 feet
- E. Minimum side yard: 15 feet

### 9.5.5 Elderly Housing Uses

The following elderly housing uses shall only be permitted in existing buildings in the Silk Mill zone: assisted living facilities, congregate housing, convalescent homes, continuing care retirement communities, independent living facilities, and senior multi-family residential.



8. Relocate Section 9.5.2 through 9.5.11 to new section 12.3 Historic Standards for Family Mansion and Silk Mill Zones as shown below; replace all references to "Historic Zone" with "Family Mansion and Silk Mill Zones" and replace all reference to "zone" with "zones"; and update all cross-references to Section 9.5 across the regulations to Section 12.3.

## 12.3 Historic Standards for Family Mansion and Silk Mill Zones

This Section 12.3 shall be applicable to all properties in the Family Mansion and Silk Mill Zones.

### 12.3.1 Development Criteria and Considerations

*Place text from Section 9.5.2 here*

### 12.3.2 Building Rehabilitation

*Place text from Section 9.5.3 here*

### 12.3.3 Construction of New Buildings

*Place text from Section 9.5.4 here*

### 12.3.4 Site Development Criteria

*Place text from Section 9.5.5 here*

### 12.3.5 Site Design

*Place text from Section 9.5.6 here*

### 12.3.6 Off-Site Parking for Inns

*Place text from Section 9.5.7 here*

### 12.3.7 Fire Protection

*Place text from Section 9.5.8 here*

### 12.3.8 Utilities

*Place text from Section 9.5.9 here*

### 12.3.9 Site Preservation, Landscaping, and Screening

*Place text from Section 9.5.10 here*

### 12.3.10 Review of Applications

*Place text from Section 9.5.11 here*



9. Amend the following sections to change reference from "Historic Zone" to "Family Mansion and Silk Mill Zones":
  - Sections 6.5.G; 6.17.3, 6.19 Items A and E; 6.38.3.B, 6.38.7.B.3; 7.11.2; 7.31; 7.34; 14.7.3; 14.13.3; 17.4.6 and 17.4.6.G; 18.7.7
10. Amend the following sections to change reference from "Historic Zone" to the "Silk Mill Zone" or from "Historic Silk Mill Zone" to "Silk Mill Zone" as appropriate.
  - Sections 9.1 (Footnote C); 11.1.5.A.1, 11.1.5.A.2.a, 11.1.5.A.2.b, 11.1.5.A.2.e, and 11.1.5.B
11. Amend Section 14.8 Noise Abatement as follows:

#### 14.8 Noise Abatement

Within all ~~business zones, commercial and industrial zones, and the Historic Zone,~~ all machinery and devices such as ventilation fans, drying fans, air compressors, air-conditioning units, etc. shall be shielded and insulated in a manner that shall deaden noise and deflect sound waves away from abutting premises.

12. Revise Section 7.32.2. and 7.32.2.E (Solar Energy Systems) as follows:

#### 7.32.2 General Standards for Freestanding Solar Energy Systems in the RR, AA, RA, RB, RC, RM, PRD, EHD, FM, and SM ~~Historic Zones.~~

- E. The following additional requirements apply to solar energy systems in the ~~Historic Zone~~ **Family Mansion and Silk Mill Zones**:
  1. To ensure that the unique historical and architectural qualities of the ~~Historic Zone~~ **Family Mansion and Silk Mill Zones** are preserved in accordance with Section ~~9.5 Historic Zone~~ **12.3 Historic Standards for Family Mansion and Silk Mill Zones**, the Cheney Brothers National Historic District Commission will review the Detailed Plan for conformance with the U.S. Secretary of Interior's Standards for Rehabilitation and Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings and make a recommendation to the Planning and Zoning Commission. The **Planning and Zoning** Commission will then review and act upon the Detailed Plan prior to the issuance of a building permit.
  2. Applicants shall demonstrate to the Commission's satisfaction that any proposal for solar energy systems in the ~~Cheney-Family Mansion Zone Area as outlined in the Preservation and Development Plan for the Cheney Brothers National Historic Landmark District, dated April, 1980,~~ shall not be visible from the public street.

13. Amend the Official Zoning Map to replace "H-FM" with "FM" and "H-SM" with "SM" on both the map and the Key. Replace "Historic (Family Mansion area)" with "Family Mansion" and "Historic (Silk Mill area)" with "Silk Mill" in the Key.