



Town of Manchester Comprehensive Zoning Update

Date: 12/4/25

Recommendation 2: Update Prohibited Use List

Purpose: Ensure that uses that are incompatible with other uses in the town, may cause nuisance or safety or health hazards, and may impair water quality are prohibited and adequately defined.

Description: This recommended amendment does the following:

- Adds junk yard to the Section 3.2 list of prohibited uses.
- Provides a definition of "Gas manufacture", which is currently in the Section 3.2 prohibited use list.

Geographic Extents: Townwide

POCD Consistency: The Manchester Next plan does not make specific reference to prohibiting additional uses in the town, but the core value of "Preserve Character & Authenticity" emphasizes the importance of retaining small-town charm, scale, and character of the community to ensure a high quality of life. The Plan also provides the following recommendation: "Improve stormwater management performance throughout the community, addressing water quantity (run-off) and water quality concerns as top priorities."

Context: Section 3.2 identifies uses that are prohibited townwide, which means they are not allowed under any circumstance. This list is also intended to discourage the Planning and Commission from permitting such uses in any zone when amending the regulations. While the zoning regulations are permissive meaning that only uses identified are allowed, the identification of prohibited uses ensures that under no interpretation of the regulations would such uses be permitted. Uses identified on this list typically present a potential safety, health, or water quality hazard or may cause a nuisance.

Recommended Zoning Amendments (text to be added in red)

1. Add Junk Yard including the following definition to Section 3.2 Prohibited Uses:

"Junk Yard: A lot or parcel, or any portion thereof, used for the outdoor storage, accumulation, collection, processing, dismantling, salvaging, or sale of discarded, scrapped, abandoned, or inoperable vehicles, machinery, equipment, appliances, or other waste, refuse, or junk materials. Includes outdoor storage of two or more unregistered or inoperable motor vehicles or the equivalent volume of other scrap materials, but does not include municipal recycling facilities, licensed transfer stations, or temporary construction-related storage incidental to an active building permit."

2. Define Gas Manufacture in Section 3.2 Prohibited Uses as follows: "Gas Manufacture: Natural, propane, or other gas manufactured by other than a public utility, potash, coal, coke, tar, oil or other petroleum product distillation, manufacture, or derivation of byproducts, including, but not limited to, refining or manufacture of products such as gasoline, diesel fuel, lubricating oil, or kerosene."