

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	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 ⁷	—	—	—	—	—	SP	—	—
Residential, Multi-Family	—	—	—	—	P ⁸	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).
7. Artist or commercial live/work quarters subject to Section 6.28.
- 6-8. Residential units on the second floor and above.

9.3.5 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~~, and first floor residential units.

9.3.6 Limited Uses

Artist and commercial live/work quarters, and any residential units, shall be limited to the second floor and above.

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