


**TOWN OF MANCHESTER  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**

**TO:** Maria Cruz, Town Clerk

**FROM:** Renata Bertotti, Deputy Director of Planning 

**DATE:** January 8, 2026

**RE:** Proposed Zoning Regulation Amendment (REG-0017-2025)  
Medical Offices

The Manchester Planning and Zoning Commission proposes to amend the Town zoning regulations at Art. II, Sec. 4.2 to remove Medical Office from the Principal Uses Summary Table; at Art. III, Sec. 9.7.B.2 to remove a reference to Medical Offices; at Art. V, Sec. 16.4.2 to specify parking requirements for General Office for Medical Professionals and to replace the use "Medical Offices / Clinics" with "Medical Clinics"; at Art. V, Sec. 17.3.3.B to remove a reference to "medical office"; and at Art. VII (Definitions) to add "medical professionals" to the definition for General Office and to delete the definition for Medical Office.

Enclosed, please find a copy of the proposed text changes and 2 copies of the legal notice for the January 21, 2026 Planning and Zoning Commission meeting at which this application will be discussed.

Please date stamp this memo, as well as one copy of the enclosed legal notice, and return them to the Planning Department for our records.

rb/kw

Encls.

Use	RR	AA	RA	RB	RC	RM	PRD <sup>1</sup>	EHD
School Building Conversion to Residential	SE	SE	SE	SE	SE	—	—	—
Senior Housing Development	—	—	—	—	—	—	P	SP
Single-Family Conversion to Multi-Family	—	—	—	SE	SE	—	—	—
Single-Family Conversion to Two-Family	SE	—	SE	SE	SE	—	—	—
Veterinary Clinic	SE	—	—	—	—	—	—	—
Wireless Telecommunications Facility	SE	SE	SE	SE	SE	—	SE	—
1. Changes to site layout require Site Plan approval (SP), regardless of whether the use is permitted (P).								

#### 4.2 Principal Uses: Commercial, Industrial Zones, and Mixed-Use Zones

The table below indicates the permitted principal uses in Manchester by commercial and industrial zones. Uses are permitted (P), require Site Plan approval (SP), or are allowed by Special Exception (SE). Uses prohibited within a zone are identified by a dash (—). All Special Exceptions shall also require a Site Plan.

**See Section 18 for plan and permit application requirements. In addition to the permit requirements identified below, see Section 6 and other applicable sections for regulations specific to the uses identified below.**

Use	B1 <sup>1</sup>	B2 <sup>1</sup>	B3 <sup>1</sup>	B5 <sup>1</sup>	CBD <sup>1</sup>	GB <sup>1</sup>	NB <sup>1</sup>	SDC <sup>1,2</sup>	H-SM	H-FM	FBZ <sup>3</sup>	CUD <sup>6</sup>	IND
Adult Day Care Center	SE	SE	SE	—	—	SE	SE	—	SE	—	SE	SE	—
Adult-Oriented Establishment	—	—	—	—	—	—	—	—	—	—	—	—	SE
Assisted Living Facility	—	—	—	—	SE	—	—	—	SP	—	—	P	—
Auction Gallery	—	—	—	—	—	—	—	—	—	—	SE	—	—
Auto Sales	—	SE	SE	SE	—	SE	—	—	—	—	—	—	SE
Auto Service	—	SE	SE	SE	—	SE	—	—	—	—	—	—	SE
Bank	P	P	P	P	P	P	P	P	SP	—	P	P	—
Banquet Hall	—	—	—	—	—	—	—	—	—	—	—	SE	SE
Bed & Breakfast	—	—	—	—	—	—	—	—	—	SE	—	—	—
Brewery or Distillery	—	—	—	—	SE	—	—	—	SE	—	—	—	P
Broadcasting or Recording Studio	—	P	P	—	—	P	—	—	—	—	SP	P	P
Bulk Oil Storage	—	—	—	—	—	—	—	—	—	—	—	—	SE
Cannabis Cultivator or Micro-Cultivator	—	—	—	—	—	—	—	—	—	—	—	SE	SE
Cannabis Retailer, Hybrid Retailer, or Dispensary	—	—	—	—	—	SE	—	—	—	—	—	SE	—
Cannabis Transporter	—	—	—	—	—	—	—	—	—	—	—	—	SE
Car Wash	—	SE	SE	SE	—	SE	—	—	—	—	—	—	—
Child Care Center	SE	SE	SE	—	—	SE	SE	—	SE	—	SE	SE	SE
Conference Center	—	—	—	—	—	—	—	—	—	—	SP	SE	—

Use	B1 <sup>1</sup>	B2 <sup>1</sup>	B3 <sup>1</sup>	B5 <sup>1</sup>	CBD <sup>1</sup>	GB <sup>1</sup>	NB <sup>1</sup>	SDC <sup>1,2</sup>	H-SM	H-FM	FBZ <sup>3</sup>	CUD <sup>6</sup>	IND
Congregate Housing	—	—	—	—	—	—	—	—	SP	—	—	P	—
Continuing Care Retirement Community	—	—	—	—	SE	—	—	—	SP	—	—	P	—
Contractor Shop	—	—	—	—	—	—	—	—	—	—	SE	—	P
Contractor Yard	—	—	—	—	—	—	—	—	—	—	—	—	P
Convalescent Home	—	—	—	—	SE	—	—	—	SP	—	—	P	—
Convenience Store	P	P	P	P	P	P	P	P	SP	—	SP	P	—
Craft Café	—	—	—	—	—	—	—	—	—	—	—	—	P
Cultural Institution	—	—	—	—	—	—	—	—	SP	—	SP	P	—
Data Processing	—	—	—	—	—	—	P	—	—	—	—	P	—
Driving Range	—	—	—	—	—	—	—	—	—	—	—	—	P
Dry Cleaner	—	—	—	—	—	—	P	—	—	—	SE	—	—
Educational Institution or Facility	—	SE	SE	—	P	SE	—	—	SP	—	SE	SE	SE
Equipment Rental or Leasing	—	—	—	—	—	P	P	—	—	—	—	—	—
Family Child Care Home	—	—	—	—	—	P	P	—	SP	SP	—	—	—
Fitness Club	—	P	P	P	—	P	—	P	—	—	—	—	P
Fleet Parking	—	—	—	—	—	—	—	—	—	—	—	—	SE
Funeral Parlor	—	P	P	—	—	P	—	—	—	—	—	—	—
Gas Station	—	SE	SE	SE	—	SE	—	—	SE	SE	—	P	—
General Office	P	P	P	—	P	P	P	P	SP	—	SP	P	P
Government Building or Use	—	—	—	—	—	—	—	—	—	—	SP	—	—
Group Child Care Home	SE	SE	SE	—	—	SE	SE	—	SE	—	SE	SE	—
Heavy Industrial	—	—	—	—	—	—	—	—	—	—	—	—	SE
Historic Mill Conversion to Multi-Family	SE	SE	SE	SE	—	SE	—	SE	SE	—	—	—	SE
Hospital	—	—	—	—	—	—	—	—	—	—	—	P	—
Hotel	—	P	P	P	P	P	—	—	—	—	SP	P	P
Hotel/Motel Conversion to Multi-Family	—	—	—	—	—	SE	—	—	—	—	—	—	—
Independent Living Facility	—	—	—	—	SE	—	—	—	SP	—	—	P	—
Indoor Entertainment Facility	—	P	P	—	—	P	—	—	—	—	SP	P	—
Indoor Farming	—	—	—	—	—	—	—	—	—	—	SP	SE	P
Indoor Recreation Facility	—	P	P	P	—	P	—	—	SE	—	SP	P	P
Industrial Office	—	—	—	—	—	—	—	—	—	—	—	—	P
Inn	—	—	—	—	—	—	—	—	—	SE	SE	—	—

Use	B1 <sup>1</sup>	B2 <sup>1</sup>	B3 <sup>1</sup>	B5 <sup>1</sup>	CBD <sup>1</sup>	GB <sup>1</sup>	NB <sup>1</sup>	SDC <sup>1,2</sup>	H-SM	H-FM	FBZ <sup>3</sup>	CUD <sup>6</sup>	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 <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	—	P	SE	P <sup>4</sup>	P <sup>4</sup>	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	—	—	—	—	—	SP	—	—
Residential, Multi-Family	—	—	—	—	P <sup>7</sup>	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 <sup>3</sup>	P	—
Self-Storage Facility	—	—	—	—	P	SE	—	—	—	—	—	—	P
Shopping Center	—	—	—	P	—	—	—	—	—	—	—	P	—

TOC	Article I	Article II Use Regulations	Article III	Article IV	Article V	Article VI	Article VII	Appendix
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Use	B1 <sup>1</sup>	B2 <sup>1</sup>	B3 <sup>1</sup>	B5 <sup>1</sup>	CBD <sup>1</sup>	GB <sup>1</sup>	NB <sup>1</sup>	SDC <sup>1,2</sup>	H-SM	H-FM	FBZ <sup>3</sup>	CUD <sup>6</sup>	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 <sup>5</sup>	P <sup>5</sup>	—	SP	SP	—	P <sup>5</sup>	P <sup>5</sup>
<ol style="list-style-type: none"> <li>1. See Section 9.2 for conditions that require a Special Exception.</li> <li>2. See Section 9.7 for conditions that require a Site Plan approval or Special Exception.</li> <li>3. See Section 10.17.2 for permit requirements and procedures.</li> <li>4. See Section 6.22.2 for conditions that require a Special Exception.</li> <li>5. See Section 6.38.4 for conditions that require a Special Exception.</li> <li>6. Changes to site layout require Site Plan approval (SP), regardless of whether the use is permitted (P).</li> <li>7. Residential units on the second floor and above.</li> </ol>													

- C. Landscaping:
- D. Entrances and Exits: Driveway curb cuts along each side of arterial and collector classified public streets shall be spaced not less than 500 feet apart unless otherwise approved by the Commission. Driveways on opposite sides of such streets shall be offset at least 250 feet between center lines. The proposed driveway curb cuts shall be shown on the Preliminary Plan.
- E. Driveway. Site driveways shall be completely connected and integrated between all site uses and features. Residential circulation shall not be disconnected from overall site vehicular circulation and parking areas.

#### 9.6.7 Design Review Criteria

The following design review criteria will be used by the Commission in determining whether the proposed land uses meet the purpose and intent of the regulation as set forth in Sections 2.2.11:

- A. The various land uses and proposed building locations shall achieve a convenient proximity to encourage pedestrian travel and a compatible relationship of uses both inside the applicant's project site and to other existing or approved adjacent buildings.
- B. The Site Plan shall demonstrate that safe and convenient vehicular access shall be provided to the site from arterial or collector roads, and that a pedestrian system shall provide safe and convenient access inside the site between buildings and uses and to and from the site and abutting pedestrian systems.
- C. Internal circulation systems shall be designed to accommodate the movement of public transit vehicles and provide areas for transit stops inside the site or accessible to the site from public streets.

### 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 ~~or Medical~~ Offices: 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
  - 8. Retail Stores: 2,000 square feet or more

### 9.8 Neighborhood Business Zone

No individual store or establishment shall occupy more than 5,000 square feet of gross floor area within the Neighborhood Business Zone.

- 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.

#### 16.4 Number of Parking Spaces Required

The amount of required vehicle parking will depend on the nature of the land use and varies for different uses. When a specific use is not listed in these regulations, reference shall be made to the most current edition of "Parking Generation" by The Institute of Transportation Engineers, and other professional reference sources as may be available, to aid in determining the required amount of parking.

##### 16.4.1 Industrial Uses

Sufficient parking spaces shall be provided to accommodate personnel and customers based on the nature of the business.

##### 16.4.2 Business and Institutional Uses

Use	Minimum Parking Requirement
Industrial establishments	A sufficient number of spaces shall be provided to accommodate personnel and customers based on the nature of the business.
Business establishments	1 space for each 250 sf of gross floor area of the building except that increased parking facilities may be required for uses as specified in this Section.
Adult day care center, child care center and group child care home	1 space for every employee plus two spaces to accommodate visitors. In addition, a drop off space of 10 ft x 20 ft for every 10 enrollees.
Batting Cages	2 spaces for each batting cage.
Bed & Breakfast	1 space per 1 guest sleeping room plus 2 parking spaces for property owners. Parking shall be located within side and rear yards only. Stacked spaces in driveways may be counted towards the required parking if approved by the Commission.
Bowling Alley	5 spaces for each bowling lane.
Brewpub	1 space for each 3 customer seats and 1 space for each 2 employees on the largest shift.
Car wash establishment	50 spaces, including capacity of waiting lanes.
Club	1 space for each 50 sf of gross floor area.
Conference Center	1 space for each 4 seats or 1 parking space for every 50 sf of assembly area or meeting rooms, whichever is greater.
Convalescent Home	1 space each for 3 beds.
Cultural/Social Community Facility	1 space per 250 gross square feet or 1 per each 3 seats whichever is greater

Use	Minimum Parking Requirement
Dance Hall	1 space for each 25 sf of gross floor area, plus 1 space for each staff member, plus 1 parking space for each 4 seats for any included restaurant or banquet hall.
Drive-in restaurant	50 spaces or 1 space for each 3 seats and 1 space for each 2 employees on the largest shift, whichever is the greater number.
Gasoline service station	1 space for each 50 sf of gross floor area.
<u>General Office for Medical Professionals</u>	<u>1 space per 150 sf of gross leasable floor area.</u>
Golf course	4 spaces for each hole.
Golf driving range	1.5 spaces for each tee for single use facilities (i.e., driving range only). For multi-use facilities, 1 space for each tee plus the required number of spaces for related facilities (but not less than 1.5 spaces per tee in the aggregate), unless otherwise approved by the Commission.
Hospital	1 space for each 2 beds.
Hotel or motel	1 space for each occupancy unit, plus 1 space for each staff member, plus 1 space for each 4 seats for any included restaurant or banquet hall.
Inn	1 space per each room plus 1 space for each employee on the largest shift. In addition, 1 space will be provided for each 3 seats and 1 space for each two employees on the largest shift for meeting/conferences or event parking.
Library, Museum, or Art Gallery	1 space per 600 gross square feet
Medical <del>Offices</del> / Clinics	1 space per 150 sf of gross leasable floor area.
Miniature Golf	2 spaces for each hole.
Place of worship	1 space for every 3 seats for the maximum congregation that can be accommodated at one service. When a place of worship includes accessory uses such as day care, schools or assembly halls for non-religious services the parking requirements for these uses shall also be met. These additional requirements may be waived in whole or in part provided it can be demonstrated to the satisfaction of the Commission that sufficient spaces are committed and available on a non-conflicting basis.
Recreation Facility	1 space per 2 legal occupants based upon occupancy limit established by Fire Marshall.
Restaurant (indoor) and/or banquet hall	1 space for each 3 seats plus 1 space for each 2 employees on the largest shift.
Restaurant (indoor) located in a shopping center of equal to or less than 200,000 gross square feet	1 space for each 4 seats.
Schools	The number of spaces shall be sufficient to accommodate personnel, students, expected visitors, and service vehicles, depending on the nature of the school.



## 17.3 Sign Requirements

### 17.3.1 General Requirements for All Zones

The requirements of this section apply to all signs in all zoning districts.

- A. Signs other than public interest and directional signs shall be considered “accessory uses”.
- B. No sign shall be permitted in the area of a public right-of-way unless the location is approved by the appropriate authority, except for portable signs as permitted in Section 17.4.2.U.
- C. All sign floodlight sources shall be shielded so that the light will not shine into the eyes of any person external to the premises on which the sign is displayed.
- D. Sign illumination that simulates traffic lights or emergency warning lights is prohibited.
- E. Except for novelty and window signs all new signs should be constructed of durable, rigid, opaque material such as metal, wood or high-quality plastic or vinyl. Corrugated plastic signs are not allowed.
- F. Signs designed for viewing from one side shall be opaque.
- G. Billboard signs are prohibited.
- H. Unless otherwise specifically regulated in this section, nothing in these regulations shall be construed as regulating the installation of signs by a governmental body or political signs expressing political views or supporting candidates for office.
- I. Nothing in this section shall be deemed to prohibit cooperative action between abutting stores or tenants of the same building to combine allocated advertising space.
- J. The area of a sign shall be determined from its outside dimensions. Where a sign consists of individual characters and/or other symbols, the area shall be determined from the smallest rectangle enclosing all of the characters, symbols and design features.
- K. Free standing signs shall provide not less than 7 feet ground clearance if situated in an area where the public may walk. No part of a free-standing sign shall be less than 5 feet from a public right of way except as may be necessary for directional and public interest signs. In no case shall the placement of such signs interfere with sight lines necessary for the safe ingress and egress onto streets.
- L. Window signs shall not occupy more than 25% of the storefront windows to ensure transparency and visibility.
- M. All signs and all parts thereof shall be kept in good state of repair and maintenance.

### 17.3.2 General Requirements for Residential Zones

In addition to the requirements of Section 17.3.1 the following is required in residential zones:

- A. The maximum height of a free-standing sign shall be 5 feet.

### 17.3.3 General Requirements for Business Zones

In addition to the requirements of Section 17.3.1 the following is required in business zones (B1, B2, B3, B5, CBD, GB, NB, and SDC zones):

- A. The maximum sign area for wall, canopy, marquee and roof signs shall be calculated on the basis of 3 square feet for each linear foot of the face of the building supporting such sign. Except in the Central Business District, the area of the sign shall not exceed the following based on the setback of the building face supporting the sign from the right-of-way line of the public street that the sign will face:

Building Distance from Street	Maximum Sign Area per Tenant
50 feet or less	32 sf
>50 feet to 100 feet	64 sf
>100 feet to 150 feet	100 sf
>150 feet to 250 feet	200 sf
>250 feet	300 sf

- B. Medical clinic, ~~medical office~~, and medical services building adjoining or abutting across the street a restricted access highway and zoned General Business may erect a wall sign facing the restricted access highway and not exceeding 200 square feet.
- C. The side of the building supporting a sign shall face onto a street or onto a parking lot. When facing a parking lot, the distance between the wall of the building facing such lot and a residential lot line shall be not less than 150 feet.
- D. The maximum height of a free-standing sign shall be 18 feet.

### 17.3.4 General Requirements for Design Overlay Zone

In addition to the requirements of Section 15.3.1 the following is required in the Design Overlay Zone:

- A. The location and the size of proposed signs in the Design Overlay Zone will be in harmony with the orderly development of the area and will not alter the essential characteristics of the area.
- B. The lighting, materials and design elements of the proposed signs in the Design Overlay Zone shall be attractive and suitable in relation to site characteristics and shall be similar and compatible with the architecture of the building. Colors should complement the building and storefront colors and the letters and logos should contrast with the background for easy reading.
- C. All building signs including projecting, wall mounted, and painted or glass storefront signs shall be proportionate to the building and shall not extend above the parapet wall or roofline of the building.
- D. In multi-use buildings wall mounted signs for ground floor uses shall not be located above the height of the ground floor.

## 17.4 Permitted Signs and Specific Standards

### 17.4.1 Signs Permitted in Residential Zones

- A. Identification signs for:
- Golf Courses: not exceeding 50 square feet
  - Group Dwelling Complex: not exceeding 50 square feet
  - Convalescent Home: not exceeding 50 square feet
  - Farm & Agricultural Uses: 50 square feet
  - Municipal Uses: not exceeding 50 square feet

children, including the provider's own children, with the presence and assistance of such approved assistant or substitute staff member, and for not less than 3 nor more than 12 hours during a 24-hour period and where care is given on a regularly recurring basis. An additional 3 school age children may be cared for before and after school hours only in the regular school year, including school vacations but excluding summer recess. The provider's own school age children are included in this account, except that if the provider has more than 3 school age children, all of the provider's own children shall be permitted.

**Family Resource Center:** A facility that provides training and skill development for families and children including parent education and family management classes, family literacy programs, child development training skills for parents and day care providers, and parent-child oriented training and recreational activities, and may provide referrals to other service agencies for specific needs.

**Farmers' Market:** In accordance with Connecticut General Statutes Section 22-6r, as amended a "Farmers' Market" is "a cooperative or nonprofit enterprise or association that consistently occupies a given site throughout the season or that occupies a given site for any given day or event and that operates principally as a common marketplace for a group of farmers, at least two of whom are selling Connecticut-grown fresh produce, to sell Connecticut-grown farm products in conformance with the applicable regulations of Connecticut state agencies and where the farm products sold are produced by the participating farmers with the sole intent and purpose of generating a portion of household income."

**Farmstand:** A temporary roadside stand for sale of agricultural produce grown on the premises.

**Fence:** A structure, solid or otherwise, that acts as a barrier to mark a boundary, control access, provide concealment, and/or for decorative purposes.

**Fitness Club:** Multi-purpose fitness facility that may include a gym, ball courts, group fitness space, swimming pool, and spa functions.

**Fleet Parking:** Off-street parking area for a fleet of vehicles, which may or may not include an on-site building or structure.

**Funeral Parlor:** An establishment specializing in the preparation of the deceased for burial, the display of the deceased, and ceremonies connected therewith before burial or cremation in accordance with Chapter 385 of Connecticut General Statute.

**Gas Station:** Any building, place or location primarily engaged in the retail sale of vehicular fuels and which may sell other motor vehicle-related merchandise and/or perform minor repair work.

**General Office:** Offices that involve the transaction or provision of financial, professional, or business services, or the operation of service organizations. Office uses include but are not limited to accounting services, advertising agencies, business consultants, design professionals, financial institutions, investment companies, law firms, non-profit or social work agencies, public relations firms, offices of professional persons, medical professionals, sales agencies, technology professionals, etc. Office uses are characterized by having limited storage consisting of office supplies or the like, but not stock for resale.

**Golf Course:** A facility providing a private or public golf recreation area designed for executive or regulation play along with accessory golf support facilities but excluding miniature golf. Includes country clubs with golf courses.

**Government Building or Use:** Administrative offices or buildings of the state or federal government.

**Group Child Care Home:** A facility licensed by the State of Connecticut in which care is provided for not less than 7 nor more than 12 related or unrelated children on a regular basis, or which meets the

T O C	Article I	Article II	Article III	Article IV	Article V	Article VI	Article VII Definitions	App- endix
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~~**Medical Office:** A professional space where licensed healthcare practitioners, such as doctors, dentists, or therapists, provide outpatient medical consultations, examinations, and treatments. Unlike a medical clinic, a medical office is not licensed as an outpatient clinic.~~

**Membership Organization:** A building, structure or use operated by a business or professional association; labor or political organization; or recreational, fraternal, political, civic, social or athletic organization on a not-for-profit basis for its members or guests accompanying them.

**Memorial Garden:** Land used or intended to be used for the disposition of ashes of the dead, including any accessory structures or landscape features that may be incorporated into that use (walls, fountains, mounds, columbaria, etc.).

**Mixed-Use Development:** A building or property with a variety of complementary and integrated uses, such as, but not limited to, residential, office, retail, restaurants, and personal service establishments.

**Municipal Building or Facility:** Any Town of Manchester building, structure, or public safety facility.

**Municipal Office:** Building containing offices of the Town of Manchester.

**Municipal Park or Playground:** Town of Manchester parks, playgrounds, and recreational areas and facilities including customary accessory uses, buildings, and equipment.

**Municipal Parking:** Off-street parking facilities owned and operated by the Town of Manchester for public use.

**Nursery:** Land devoted to the commercial raising and sale of trees, plants, flowers or shrubs and which may include greenhouses.

**Off-Street Parking:** Parking area located off of a public right-of-way.

**Outdoor Dining:** A portion of an eating establishment that is located outdoors, which provides outdoor food and beverage service as an accessory use to the permitted food establishment.

**Outdoor Entertainment:** Provision of entertainment for the pleasure of patrons outdoors or in partially enclosed or screened facilities in conjunction with a permitted principal use on the property. Such entertainment includes but is not limited to vocal and/or instrumental music, dancing, karaoke, motion pictures, theater, comedy and acting. Outdoor entertainment shall exclude the provision of adult entertainment, adult motion pictures and any display of adult material.

**Outdoor Go-Kart Track:** A closed, paved racetrack for go-karts.

**Outdoor Recreation Facility:** Outdoor facility designed and equipped for the conduct of sports and other customary leisure activities. Includes but is not limited to outdoor athletic courts and fields, skating rinks, miniature golf, batting cages, and similar uses. May include accessory structures supporting the outdoor use. Excludes golf courses or driving ranges.

**Outdoor Storage:** The outdoor storage of materials, supplies, or equipment.

**Outdoor Vending:** Sales conducted outside from a tent, booth, cart, or vehicle.

**Outside Parking or Storage of Boats:** The parking or storage of boats on dry land.

**Outside Recreational Vehicle Parking:** The off-street parking of a recreational vehicle or a towable trailer outside an enclosed structure.

**Package Store:** A store holding a State of Connecticut Package Store Liquor Permit, which conducts the retail sale of alcoholic liquor in sealed bottles or containers not to be consumed on the permit premises.

## **TOWN OF MANCHESTER LEGAL NOTICE**

The Planning and Zoning Commission will hold a public hearing on January 21, 2026 at 7:00 P.M., both virtually and in person in the Lincoln Center Hearing Room, 494 Main Street, Manchester, Connecticut, to hear and consider the following petitions:

**HOP BROOK BEND, LLC – Special Exception Preliminary Plan (PSE-0040-2025)** – Request a special exception under Art. II, Sec. 4.2 to adaptively reuse an existing historic mill building for a brewpub use, including on-site brewing, food service, and on-premises consumption, with associated site improvements at 176 Hartford Road, Historic zone.

**TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0016-2025)** – Proposed zoning regulation amendment at Art. II, Sec. 5.1 to show Community Building as a permitted accessory use in the Planned Residential Development (PRD) zone; and at Art. II, Sec. 5.2 to show Community Building, Sports Court, and Swimming Pool as permitted accessory uses in the Comprehensive Urban Development (CUD) zone.

**TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0017-2025)** – Proposed zoning regulation amendment at Art. II, Sec. 4.2 to remove Medical Office from the Principal Uses Summary Table; at Art. III, Sec. 9.7.B.2 to remove a reference to Medical Offices; at Art. V, Sec. 16.4.2 to specify parking requirements for General Office for Medical Professionals and to replace the use "Medical Offices / Clinics" with "Medical Clinics"; at Art. V, Sec. 17.3.3.B to remove a reference to "medical office"; and at Art. VII (Definitions) to add "medical professionals" to the definition for General Office and to delete the definition for Medical Office.

At this hearing interested persons may be heard, either in person or virtually via Zoom, and written communications received. This meeting will be shown live on Cox Channel 16 and streamed live at <http://www.channel16.org/CablecastPublicSite/watch/1?channel=1>. Individuals who wish to speak at or attend the virtual meeting must complete a Request to Attend Virtually form, available at <https://manct.us/meeting>, by 4:00 p.m. on the day of the meeting. These individuals will need to join the Zoom meeting and will be allowed to speak when directed by the Chairperson. Zoom meeting information will be sent to individuals who complete a Request to Attend Virtually form. Only individuals who complete a Request to Attend Virtually form will be allowed to join the Zoom meeting. A physical location and electronic equipment will be provided for the public to use if a written request is received at least 24 hours in advance, via email to [pzccomments@manchesterct.gov](mailto:pzccomments@manchesterct.gov), or by mail to the Planning Department, 494 Main Street, P.O. Box 191, Manchester, CT 06045-0191.

Individuals may also submit comments in writing to the Planning and Economic Development Department via email to [pzccomments@manchesterct.gov](mailto:pzccomments@manchesterct.gov), or by mail to the Planning Department, 494 Main Street, P.O. Box 191, Manchester, CT 06045-0191. All written comments received by 4:00 p.m. on the day of the meeting will be presented and recorded as part of the hearing.

A copy of the proposed zoning regulation amendments may be reviewed online at <https://www.manchesterct.gov/Government/Departments/Planning-and-Economic-Development/Regulations-and-Maps> (click “Regulations” to see proposed zoning regulation amendments); by contacting the Town Clerk’s office at [townclerkdept@manchesterct.gov](mailto:townclerkdept@manchesterct.gov) or (860) 647-3037 to request a PDF by email; or in the Planning and Economic Development Department, 494 Main Street, during business hours (8:00 a.m. to 4:30 p.m. on Mondays, Wednesdays, and Thursdays; 8:00 a.m. to 7:00 p.m. on Tuesdays; and 8 a.m. to 1:00 p.m. on Fridays). Information about this application will be available online at <https://Manchesterct.gov/pzc> by the Friday before the hearing.

Planning and Zoning Commission  
Michael Stebe, Chair

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Planning and Zoning Commission  
Michael Stebe, Chair