

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

TO: Maria Cruz, Town Clerk

FROM: Renata Bertotti, Deputy Director of Planning 

DATE: February 20, 2026

RE: Proposed Zoning Regulation Amendment (REG-0021-2026)
Recommendation 3: Update Uses Permitted in Residential Zones

The Manchester Planning and Zoning Commission proposes to amend the Town zoning regulations to:

- Allow nurseries in AA zone as a permitted principal use (it is currently allowed in the RR, RA, RB, and RC zones without a known reason for its exclusion from the AA zone).
- Allow two-family residential in the AA zone by Special Exception.
- Allow single-family conversion to two-family in the AA zone by Special Exception.
- Allow multi-family residential in RB and RC zones by Special Exception and provide a new Section 6.29.3 that establishes regulations for such uses.
- Restore renting of rooms as a permitted accessory use in the AA, RA, RB, and RC zones, which had been allowed in those zones prior to adoption of the updated regulations in June of 2025.
- Expand Section 24 definition of “place of worship” to include accessory uses such as memorial gardens and eliminate memorial gardens from the accessory use summary table so as to allow memorial gardens in any zone a place of worship is permitted. Memorial gardens are currently only permitted in the RR.

Enclosed, please find a copy of the proposed text changes and 2 copies of the legal notice for the March 9, 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.

SUMMARY OF PROPOSED AMENDMENTS

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0021-2026) – Proposed comprehensive amendments to the zoning regulations: Recommendation 3: Update Uses Permitted in Residential Zones to:

- Allow nurseries in AA zone as a permitted principal use (it is currently allowed in the RR, RA, RB, and RC zones without a known reason for its exclusion from the AA zone).
- Allow two-family residential in the AA zone by Special Exception.
- Allow single-family conversion to two-family in the AA zone by Special Exception.
- Allow multi-family residential in RB and RC zones by Special Exception and provide a new Section 6.29.3 that establishes regulations for such uses.
- Restore renting of rooms as a permitted accessory use in the AA, RA, RB, and RC zones, which had been allowed in those zones prior to adoption of the updated regulations in June of 2025.
- Expand Section 24 definition of “place of worship” to include accessory uses such as memorial gardens and eliminate memorial gardens from the accessory use summary table so as to allow memorial gardens in any zone a place of worship is permitted. Memorial gardens are currently only permitted in the RR.



Town of Manchester Comprehensive Zoning Update

Date: 12/4/25

Recommendation 3: Update Uses Permitted in Residential Zones

Purpose: Ensure that appropriate uses are allowed in residential zones, that there are expanded opportunities for the development of a diversity of housing types, and that there is a rational and consistent basis by which uses are allowed.

Description: This recommended amendment does the following:

- Allows nurseries in AA zone as a permitted principal use (it is currently allowed in the RR, RA, RB, and RC zones without a known reason for its exclusion from the AA zone).
- Allows two-family residential in the AA zone by Special Exception.
- Allows single-family conversion to two-family in the AA zone by Special Exception.
- Allows multi-family residential in RB and RC zones by Special Exception and provides a new Section 6.29.3 that establishes regulations for such uses.
- Restores renting of rooms as a permitted accessory use in the AA, RA, RB, and RC zones, which had been allowed in those zones prior to adoption of the updated regulations in June of 2025.
- Expands Section 24 definition of "place of worship" to include accessory uses such as memorial gardens and eliminates memorial gardens from the accessory use summary table so as to allow memorial gardens in any zone a place of worship is permitted, memorial gardens are currently only permitted in the RR.

Geographic Extents: Residential zones

POCD Consistency: A core value of the Manchester Next plan is to expand housing opportunities. The plan specifically recommends the following:

- Strengthen neighborhoods and expand housing choices through an increased mix of uses, diversified housing choices, and the concentration of more housing within mixed-use areas such as Downtown.
- Ensure an adequate supply of both rental and for-sale housing to keep up with projected demand.
- Prioritize policies and programs that encourage higher density pedestrian-oriented neighborhoods with a range of housing choices.
- Create additional opportunities to produce 'missing middle' housing types, or more compact housing types.
- Ensure that low-income and attainable housing are interspersed with market-rate housing to create mixed-income communities that include options for disabled persons, elderly persons, and those experiencing homelessness.

Context: There is a shortage of housing across Connecticut, particularly "missing middle housing" which includes two-family and multi-family homes. The RB and RC zones are well served by public water and sewer infrastructure which would support multi-family development. Single-family conversions are currently allowed in the RR and RA zones allowance of such uses in the AA would be consistent with those zones. Additionally, new two-family dwellings are permitted in the RA, allowance in the AA would provide more opportunities for the development of new two-family dwellings.



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

1. Amend the Section 4.1 Principal Uses: Residential Zones use summary table as follows (excerpt from table shown below):

Use	RR	AA	RA	RB	RC	RM	PRD ¹	EHD
Nursery	P	P	P	P	P	—	—	—
Residential, Multi-Family	—	—	—	SE	SE	P	P	—
Residential, Two-Family	—	SE	SE	P	P	P	P	—
Single-Family Conversion to Two-Family	SE	SE	SE	SE	SE	—	—	—

This amendment also requires amendments to Sections 6.30 Residential, Two-Family and 6.36 Single-Family Conversion to Two-Family to provide standards applicable to the AA zone as provided in Recommendation #4.

2. Add new Section 6.29.3 Multi-Family Residential in RB and RC Zones as follows:

6.29.3 Multi-Family Residential in RB and RC Zones

- A. The multi-family residential building shall have public sanitary sewer and public water.
- B. The minimum lot area requirement shall be twice the requirement of the zone in which located.
- C. The minimum side yard requirement shall be twice the requirement of the zone in which located.
- D. The total number of dwelling units shall not exceed 10 units per acre excluding wetlands and slopes greater than 15%.
- E. The primary building entrance shall be oriented to the street, primary drive, or public space.
- F. No outside stairway that provides direct access to floors above the first floor shall be constructed on the front or side of the building.
- G. The uppermost story shall have access from an interior stair arrangement that will not require occupants of the uppermost story to traverse more than two stories to gain access at grade level.

3. Amend the Section 5.1 Accessory Uses: Residential Zones use summary table as follows to eliminate memorial gardens as an accessory use and allow the renting of rooms in the AA, RA, RB, and RC zones (excerpt from table shown below):

Accessory Use	RR	AA	RA	RB	RC	RM	PRD ¹	EHD
Memorial Garden	P	—	—	—	—	—	—	—
Renting of Rooms	P	P	P	P	P	—	—	—

4. Amend the definition of place of worship in Section 24 as follows to allow memorial gardens as part of the principal use of any place of worship:

Place of Worship: A building or buildings where people regularly assemble for religious worship, services, meetings or other activities **including customary accessory uses such as memorial gardens.**

5. Remove the definition of memorial garden from Section 24.

**TOWN OF MANCHESTER
LEGAL NOTICE**

The Planning and Zoning Commission will hold a public hearing on March 9, 2026 at 6:30 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:

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0019-2025) – Comprehensive amendment 1: Update Nonconforming Use and Structure Regulations.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0020-2026) – Comprehensive amendment 2: Add definitions and update Prohibited Use List at Section 3.2.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0021-2026) – Comprehensive amendment 3: Update Permitted Uses in Residential Zones.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0022-2026) – Comprehensive amendment 4: Update Residential Principal Use Regulations.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0023-2026) – Comprehensive amendment 5: Update Residential Accessory Use Regulations.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0024-2026) – Comprehensive amendment 6: Amend Residential Zone Standards.

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, 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, 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 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
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