

**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-0024-2026)  
Recommendation 6: Amend Residential Zone Standards

The Manchester Planning and Zoning Commission proposes to amend the Town zoning regulations as described in one of the following options:

6a: Amend Residential Zone Standards to:

- Update the development standards table of Section 8.1.1 by specifying “building density” as “subdivision building density” and update footnotes as required by Recommendation 3 and 4 amendments.
- Eliminate existing Section 8.1.2, which describes a hardship variance that is under the authority of ZBA to issue.
- Amend existing Section 8.1.3 (new Section 8.1.2) to better describe the intent of the regulation and provide a limit to the Commission’s discretion in varying the standards.
- Add new Section 8.1.3 to restore and update the cluster subdivision standards.
- Provide a definition of Subdivision Building Density in Section 23.
- Change “Maximum building density” in Section 6.29.1 table to “Maximum dwelling unit density” to avoid confusion with subdivision building density and better describe the requirement.

OR 6b: Amend Residential Zone Standards to:

- Modify the development standards in Section 8.1.1 by increasing building coverage while reducing minimum lot area, frontage, and building line dimension in the RR, AA, RA, RB, and RC zones in order to reduce non-conformities.
- Eliminate existing Section 8.1.2, which describes a hardship variance that is under the authority of ZBA to issue.
- Amend existing Section 8.1.3 (new Section 8.1.2) to better describe the intent of the regulation and provide a limit to the Commission’s discretion in varying the standards.
- Add new Section 8.1.3 to restore and update the cluster subdivision standards. – Perhaps we consolidate all these under 8.1: Modify the standards in Section 8.1
- Provide a definition of Subdivision Building Density in Section 23.

- Change “Maximum building density” in Section 6.29.1 table to “Maximum dwelling unit density” to avoid confusion with subdivision building density and better describe the requirement.

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.

R:\All Town Users\P&ZStaff Review\REG-0024-2026 (Comprehensive Amendments - Recommendation 6)\Town Clerk Exhibit\Town Clerk Exhibit Memo - REG-0024-2026.docx

## SUMMARY OF PROPOSED AMENDMENTS

**TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0024-2026)** – Proposed comprehensive amendments to the zoning regulations: Recommendation 6:

6a: Amend Residential Zone Standards to:

- Update the development standards table of Section 8.1.1 by specifying “building density” as “subdivision building density” and update footnotes as required by Recommendation 3 and 4 amendments.
- Eliminate existing Section 8.1.2, which describes a hardship variance that is under the authority of ZBA to issue.
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OR 6b: Amend Residential Zone Standards to:

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## Town of Manchester Comprehensive Zoning Update

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Date: 12/9/25

### Recommendation 6a: Amend Residential Zone Standards

**Purpose:** Ensure that lot standards are consistent with a majority of existing residential properties so as to reduce non-conformities and reduce the Commission's broad discretion in varying standards in favor of providing well defined lot standard exceptions.

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

- Updates the development standards table of Section 8.1.1 by specifying "building density" as "subdivision building density" and updates footnotes as required by Recommendation 3 and 4 amendments.
- Eliminates existing Section 8.1.2, which describes a hardship variance that is under the authority of ZBA to issue.
- Amends existing Section 8.1.3 (new Section 8.1.2) to better describe the intent of the regulation and provide a limit to the Commission's discretion in varying the standards.
- Adds new Section 8.1.3 to restore and update the cluster subdivision standards.
- Provides a definition of Subdivision Building Density in Section 23.

**Geographic Extents:** All residential zones

**POCD Consistency:** A core value of the Manchester Next plan is to expand housing opportunities. These amendments clarify the development standard regulations to support the development of housing.

**Context:** Zoning commissions do not have broad authority to waive or vary zoning regulations unless doing so in their legislative capacity when amending the regulations. Only ZBAs are granted such authority by statute and only if a hardship is demonstrated. This is reinforced by the findings of *MacKenzie v. Town of Monroe* (1989). Therefore, any language granting the Commission broad discretion to waive or vary the regulations has to be removed or narrowly and strictly defined and limited.

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

See next page.



1. Amend the Section 8.1.1 development standards as follows to specify that the maximum building density standard is applicable only to subdivisions, update footnotes as needed based upon amendments under Recommendations 3 and 4, and provide a footnote to explain the rear yard requirement in the RA, RB, and RC zones:

### 8.1.1 Development Standards

Development in residential zones shall comply with the following standards unless otherwise stated in these regulations:

Zone	Max. Sub-division Building Density <sup>F</sup> (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
RR	1.3	35	30	30,000 <sup>A</sup>	150 <sup>A</sup>	150 <sup>A</sup>	50	15	30 ft
AA	2.0	35	30	18,000 <sup>A, B</sup>	120 <sup>A, B</sup>	120 <sup>A, B</sup>	40	15	30 ft
RA	3.0	35	30	12,000 <sup>A, B</sup>	100 <sup>A, B</sup>	100 <sup>A, B</sup>	25	10	25% of lot depth or 30 ft <sup>E</sup>
RB	4.0	35	35	9,000 <sup>A, B</sup>	75 <sup>A, B</sup>	75 <sup>A, B</sup>	20	8 (one side), 20 (combined sides) <sup>B</sup>	
RC	4.8	35	40	7,200 <sup>B</sup>	60 <sup>B</sup>	60 <sup>B</sup>	15	10 <sup>B</sup>	
RM	4.0	30	35	9,000 <sup>A, B</sup>	—	75 <sup>A, B</sup>	40 <sup>B</sup>	8	25 ft
PRD <sup>D</sup>	4.0	35	35	9,000 <sup>A, B</sup>	75 <sup>A, B</sup>	—	25	10	30 ft
EHD	See Section 11.1								

- A. May be modified by the Commission at the time of subdivision plan approval in accordance with Section 8.1.2 and ~~Section 8.1.3.~~
- B. See Section 6.30.1 for standards applicable to two-family dwellings.
- C. The maximum height shall not apply to places of worship, hospitals, chimneys, flagstaves, light poles, municipal and utility buildings or structures.
- D. See Section 11.3 for additional standards.
- E. **Whichever is less.**
- F. **See definition of subdivision building density in Section 23.**



- Remove Section 8.1.2 which describes a hardship variance that is under the authority of ZBA to issue, amend existing Section 8.1.3 (to be Section 8.1.2) to better describe the intent of the regulation and provide a limit to the Commission’s discretion in varying the standards. Add new Section 8.1.3 to restore and update the cluster subdivision standards.

**8.1.2—Adverse Conditions**

~~Where adverse geographical conditions or difficult site configuration exist, the Commission may reduce the minimum requirements for area, building line dimension and lot frontage by amounts not to exceed 15% provided the maximum building density is not increased.~~

**8.1.2 Permitted Building Density Subdivision Lot Standard Reductions**

If the Commission requires a subdivision plan to include provisions for future access roads to adjacent lands, or for areas designated for public utilities, parks, or playgrounds, these provisions shall not ~~reduce~~ **cause** the permitted building density **to be reduced**. To maintain the permitted building density, lot areas, building line dimensions, and lot frontages may **each** be reduced **by the Commission** by no more than 15%, **providing such reduction does not result in a density that exceeds the permitted subdivision building density**.

**8.1.3 Cluster Subdivisions**

Within the Rural Residence and Residence AA zones a cluster subdivision may be developed, which allows for reduced lot dimensions provided the maximum building density of the zone is not exceeded and the undeveloped portion of the tract is dedicated as open space in accordance with the following:

- A public hearing shall be held by the Planning and Zoning Commission prior to approval.
- The tract of land shall contain at least 10 acres.
- A minimum of 25% of the tract shall be conveyed to the Town as public open space, with the location and purpose of such open space approved by the Commission. No building permit shall be issued until the required open space has been conveyed to the Town.
- The development standards for a cluster subdivision shall comply with the standards of Section 8.1.1, except as follows:

Zone	Min. Lot Area (sf)	Min. Lot Frontage (ft)	Min. Building Line Dimension (ft)	Min. Front Yard (ft)	Min. Side Yard (ft)	Min. Rear Yard
RR	18,000	120	120	40	15	30 ft
AA	12,000	100	100	25	10	25% of lot depth or 30 ft (whichever is less)

- Provide the following definitions of Subdivision Building Density in Section 23 to provide guidance for the application of this standard:

**Subdivision Building Density:** The number of principal buildings permitted per acre of land on a tract of land that is to be subdivided calculated using the total tract area including any required open space or open space conveyed to the Town of Manchester and all rights-of-way within the tract.

- Change “Maximum building density” in Section 6.29.1 table to “Maximum dwelling unit density” to avoid confusion with subdivision building density and better describe the requirement.



## Town of Manchester Comprehensive Zoning Update

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Date: 12/9/25

### Recommendation 6b: Amend Residential Zone Standards

**Purpose:** Ensure that lot standards are consistent with a majority of existing residential properties so as to reduce non-conformities and reduce the Commission's broad discretion in varying standards in favor of providing well defined lot standard exceptions.

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

- Modifies the development standards in Section 8.1.1 by increasing building coverage while reducing minimum lot area, frontage, and building line dimension in the RR, AA, RA, RB, and RC zones in order to reduce non-conformities.
- Eliminates existing Section 8.1.2, which describes a hardship variance that is under the authority of ZBA to issue.
- Amends existing Section 8.1.3 (new Section 8.1.2) to better describe the intent of the regulation and provide a limit to the Commission's discretion in varying the standards.
- Adds new Section 8.1.3 to restore and update the cluster subdivision standards.
- Provides a definition of Subdivision Building Density in Section 23.

**Geographic Extents:** All residential zones

**POCD Consistency:** A core value of the Manchester Next plan is to expand housing opportunities. These amendments remove barriers to the improvement, expansion, or construction of residential dwellings due to lot standards that exceed existing lot sizes and dimensions.

**Context:** Zoning commissions do not have broad authority to waive or vary zoning regulations unless doing so in their legislative capacity when amending the regulations. Only ZBAs are granted such authority by statute and only if a hardship is demonstrated. This is reinforced by the findings of *MacKenzie v. Town of Monroe* (1989). Therefore, any language granting the Commission broad discretion to waive or vary the regulations has to be removed or narrowly and strictly defined and limited.

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

See next page.



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RA	3.0	35	<del>30</del> 35	<del>12,000</del> 10,000 <sup>A, B</sup>	<del>100</del> 80 <sup>A, B</sup>	<del>100</del> 80 <sup>A, B</sup>	25	10	25% of lot depth or 30 ft <sup>E</sup>
RB	4.0	35	<del>35</del> 40	<del>9,000</del> 7,500 <sup>A, B</sup>	<del>75</del> 60 <sup>A, B</sup>	<del>75</del> 60 <sup>A, B</sup>	20	8 (one side), 20 (combined sides) <sup>B</sup>	
RC	4.8	35	<del>40</del> 45	<del>7,200</del> 6,000 <sup>B</sup>	<del>60</del> 50 <sup>B</sup>	<del>60</del> 50 <sup>B</sup>	15	10 <sup>B</sup>	
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- Change “Maximum building density” in Section 6.29.1 table to “Maximum dwelling unit density” to avoid confusion with subdivision building density and better describe the requirement.

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

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Planning and Zoning Commission  
Michael Stebe, Chair