


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

**TO:** Maria Cruz, Town Clerk

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

**DATE:** June 11, 2026

**RE:** Proposed Zoning Regulation Amendment (REG-0030-2026)  
Recommendation 9: Consolidate Business Zones and Update Permitted Uses

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

- Merge the B1 zone into the NB zone.
- Merge the B2 and B3 zones into a new AB (Arterial Business) zone.
- Merge the B5 zone into the GB zone.
- Update permitted uses, allow some uses in zones where not allowed and prohibit a small number of uses in zones where currently allowed.
- Merge a small number of specific use types (such as convenience store) into larger use groups (such as retail store).

Enclosed, please find a copy of the proposed text changes and 2 copies of the legal notice for the June 29, 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.



## Town of Manchester Comprehensive Zoning Update

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Date: 5/4/26

### Recommendation 9: Consolidate Business Zones and Update Permitted Uses

**Purpose:** Simplify the regulations and allow a wider range of currently permitted uses in the Town's business, mixed-use, and industrial zones.

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

- Merges the B1 zone into the NB zone.
- Merges the B2 and B3 zones into a new AB (Arterial Business) zone.
- Merges the B5 zone into the GB zone.
- Updates permitted uses, allows some uses in zones where not allowed and prohibits a small number of uses in zones where currently allowed.
- Merges a small number of specific use types (such as convenience store) into larger use groups (such as retail store)

**Geographic Extents:** All business, mixed-use, and industrial zones

**POCD Consistency:** The 2023 Manchester Next Plan recommends the following: "Consider updating zoning regulations periodically to reflect the changing needs of the retail and service industry, such as the recent increase in demand for outdoor dining and drive-through services." and "Maintain the promotion of first-floor retail and destination uses on the street level, with office and residential uses on upper floors." (p. 48)

**Context:** Manchester has 13 business, mixed-use, or industrial base zoning districts, which is more than most communities its size (for example, East Hartford has 9 and Bristol has 8). Additionally, many of those districts have few or minor differences in the location and geography of their zones, in the uses allowed, and in the bulk, area and height regulations specific to those zones. This unnecessary redundancy and complexity make the regulations more difficult for applicants to use and for staff to administer.

### Recommended Zoning Amendments

1. Merge the B1 zone into the NB zone; merge the B2 and B3 zones into a new AB (Arterial Business) zone; and merge the B5 zone into the GB zone.
2. Update the Section 4.2 Commercial, Industrial Zones, and Mixed-Use Zones principal uses summary table to remove the B1, B2, B3, and B5 zones and provide new AB zones. (see pages 9 through 11 for the amended use table).
3. Update the Section 4.2 Commercial, Industrial Zones, and Mixed-Use Zones principal uses summary table to remove the following uses and remove their definitions from Section 24 (keep definition for Craft Café):
  - Auction Gallery: This will be allowed through the General Office use.
  - Broadcasting or Recording Studio: This will be allowed through the General Office use.
  - Conference Center: This is an accessory function to a hotel and not intended to be a principal use.
  - Contractor Yard: This is merged with Contractor Shop in a new "Contractor Shop and Yard" use.
  - Convenience Store: This will be allowed as a Retail Store use.
  - Craft Café: This will be relocated to Section 5.2 Commercial, Industrial Zones, and Mixed-Use Zones accessory uses summary table.
  - Data Processing: This will be allowed through the General Office use.



- Government Building or Use: This will be allowed as “Municipal Building or Facility”.
  - Indoor Recreation: This will be merged with Indoor Entertainment to become “Indoor Entertainment or Recreation”.
  - Industrial Office: This will be allowed as a General Office, Light Industrial, or Heavy Industrial use.
  - Laundromat: This will be allowed as “Dry Cleaner or Laundromat”
  - Light Manufacturing: This will be allowed as a type of Light Industrial use.
  - Municipal Office: This will be allowed as “Municipal Building or Facility”.
  - Repair Shop: This will be allowed through the Personal Service Establishment use.
  - Retail Food Establishment: This will be allowed through the Retail Store use.
  - Telecommunications Facility: This is allowed through the Wireless Telecommunications Facility use.
4. Update the Section 4.2 Commercial, Industrial Zones, and Mixed-Use Zones principal uses summary table to remove the following uses from being permitted in the following zones:
- Assisted Living Facility in CBD
  - Continuing Care Retirement Community in CBD
  - Contractor Shop in FBZ
  - Convalescent Home in CBD
  - Equipment Rental of Leasing in NB
  - Independent Living Facility in CBD
  - Indoor Farming in FBZ
  - Nursery in FBZ
  - Printing Establishment in the AB
  - Wholesale Establishment in AB and CBD
5. Update the Section 4.2 Commercial, Industrial Zones, and Mixed-Use Zones principal uses summary table to allow the following uses in zones where not currently allowed in the existing zone or in zones merged into a new zone:
- Assisted Living Facility: Allow as a Special Exception use in the GB zone.
  - Banquet Hall: Allow as a Special Exception use in the GB zone.
  - Child Care Center: Allowed as a Special Exception use in the GB zone, but not currently allowed in the B5. Would be allowed in former B5 areas once merged into the GB.
  - Conference Center: Allow as a Special Exception use in the GB zone.
  - Congregate Housing: Allow as a Special Exception use in the GB zone.
  - Continuing Care Retirement Community: Allow as a Special Exception use in the GB zone.
  - Convalescent Home: Allow as a Special Exception use in the GB zone.
  - Cultural Institution: Allow as a Permitted use in the AB, GB, CBD, and SDC zones.
  - Driving Range: Allow as a Site Plan use in the GB and CUD zones.
  - Dry Cleaner or Laundromat: Allow as a Permitted use in new AB zone, GB, SDC, and as a Site Plan application use in the H-SM zones. Currently allowed as a Permitted use in the NB and will be allowed in former B1 areas upon merger with the NB.
  - Educational Institution or Facility: Allowed as a Special Exception use in the NB zone and would be allowed in former B1 areas upon merger with NB.
  - Equipment Rental or Leasing, Family Child Care Home, Funeral Parlor, General Office, Indoor Entertainment Facility, Membership Organization, Municipal Parking, Printing Establishment, Theater: These uses are Permitted uses in the GB that are not currently permitted in the B5 but would be allowed in former B5 areas once merged into the GB.



- Fitness Club: Allow as Permitted use in the NB (including former B1 areas upon merger with NB) and in CUD zone. Allow as a Special Exception use in the H-SM zone.
  - Hotel/Motel Conversion to Multi-Family: Allow as a Special Exception use in the CUD.
  - Independent Living Facility: Allow as a Special Exception use in the GB zone.
  - Inn: Allow as a Special Exception use in the H-SM.
  - Light Industrial: Allow as a Special Exception use in the H-SM.
  - Medical Clinic: Allow as Permitted use in the NB (not currently permitted in B1). Also allow as a Permitted use in the GB.
  - Municipal Building or Facility: Allow as a Permitted use in the CBD, NB (including former B1 areas), SDC, H-FM, FBZ, and IND.
  - Municipal Park or Playground: not currently permitted in GB, would be a Permitted use in the GB since it is a Permitted use in the B5, which would be merged into the GB. Allow by Special Exception in the CBD.
  - Printing Establishment: Allow as a Permitted use in the IND.
  - Residential, Senior Multi-Family: Allow as a Special Exception use in the GB and as a Permitted use in the FBZ.
  - Shopping Center: Allow as a Site Plan approved use in the new AB zone (formerly B2 and B3), GB zone (including former B5 zone), and the SDC zone.
  - Wholesale Establishment: Allow as a Permitted use in the GB (including former B5 areas).
6. Update the Section 4.2 Commercial, Industrial Zones, and Mixed-Use Zones principal uses summary table to change the permit requirement for the following use:
- Change Educational Institution or Facility from a Permitted use to a Special Exception use in the FBZ.
  - Change Package Store from a Permitted use in the AB and H-SM to a Special Exception use in those zones.
  - Change Personal Service Establishment from a Special Exception use in the H-SM to a Site Plan application use.
  - Change Retail Store from a Special Exception use to a Site Plan approved use in the H-SM.
7. Replace all "SP" permit requirement in the FBZ with a "P" permit requirement and instead amend Footnote 3 in the Principal Use Summary Table as follows:
3. Any building or structure erected, constructed, reconstructed, moved or structurally altered after July 3, 2020 requires Site Plan review and approval. See Sections 10.17.1 and 10.17.2 for additional permit requirements and procedures.



8. Update the following definitions in Section 23 Zoning Terminology and Section 24 Use Definitions as needed to accommodate the merger of zones and of some uses into other use groups (text to be removed in ~~strike through~~, text to be added in red):

**Business Zones:** For the purposes of these regulations, references to Business Zones shall include only the ~~B1, B2, B3, B5~~**NB, AB, GB**, CBD, ~~GB, NB,~~ and SDC zones.

**Contractor Shop and Yard:** A building **and lot** used for the storage of **vehicles**, tools, and equipment commonly used in the contractor trades, ~~which may include the outside parking of commercial vehicles.~~ Contractor shops may be used for on-site work but are generally not used for the purposes of conducting sales. ~~Excludes the outdoor storage of materials and supplies.~~

**Craft Café:** A facility where alcoholic spirits and food are served ~~at retail~~**as an accessory function** for consumption on the premises as permitted by a Craft Café license. Such facility need not necessarily have a dining room or kitchen.

**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, **data processing (excluding data centers)**, 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, **broadcasting or recording studios**, technology professionals, etc. Office uses are characterized by having limited storage consisting of office supplies or the like, but not stock for resale.

**Indoor Entertainment or Recreation Facility:** **An entirely enclosed establishment or use providing indoor entertainment, amusement, or recreational activities, including but not limited to billiard rooms, bowling alleys, batting cages, athletic courts, ball fields, skating rinks, and similar uses. This use does not include fitness clubs.** ~~Entertainment facilities that are entirely enclosed, including billiard rooms, bowling alleys, and other forms of amusement.~~

**Laundromat:** An establishment providing washing ~~or~~ **drying**, ~~or dry-cleaning~~ machines on the premises on a pay-per-use basis to the general public.

**Light Industrial:** **The research, development, production, assembly, testing, or processing of small-scale or non-hazardous goods, materials, products, or component parts, primarily from previously processed materials or finished products, characterized by limited environmental impacts, minimal noise, and no heavy industrial machinery. All principal activities shall occur entirely within enclosed structures, excluding loading facilities.** ~~Uses to include research and development, assembling, testing, and similar processes predominately from previously processed materials or finished products or parts providing all activity of the industry shall be totally contained within a structure or structures, excluding loading facilities.~~

**Personal Service Establishment:** Establishments primarily engaged in providing services involving the care of a person or ~~his or her~~**their** personal goods, apparel, or pets. Includes **but is not limited to** salons, barber shops, tailors, animal grooming establishments, **and establishments specializing in the repair of personal or household goods.** ~~etc.~~

**Retail Store:** An establishment engaged in selling goods or merchandise to the general public primarily for personal or household consumption and rendering services incidental to the sale of such goods. **Includes establishments selling non-perishable goods and establishments such as delicatessens, bakeries, confectionary stores, and coffee shops selling perishable goods for consumption on or off the premises. Includes multiple retail establishments in a single building if such building has a gross floor area of not more than 20,000 square feet. See Shopping Center for multiple establishment retail buildings with a gross floor area of greater than 20,000 square feet.**

**Shopping Center:** A group of commercial establishments planned, developed, owned and managed as a unit, with off-street parking provided on the premises for customer use. **Includes multi-establishment retail buildings with a gross floor area greater than 20,000 square feet.**



9. Replace the Section 9.1 Commercial, Industrial, and Mixed-Use Zone Bulk Standards table with the following to provide standards for the merged districts:

Zone	Stories	Max. Principal Building Height (ft) <sup>I</sup>	Max. Accessory Building Height (ft)	Max. Buildable Area of Lot (%)	Min. Front Yard (ft)	Min. Rear Yard (ft)	Min. Side Yard (ft)
NB	3 max.	40	18	—	25	See Item G below	15 <sup>G</sup>
AB	3 max.	40	18	—	15 <sup>J</sup>		See Item G below
GB	3 max.	50	18	—	25		
CBD	2 min. <sup>K</sup>	75	18	—	—		
SDC	—	40	—	—	50 <sup>A, B</sup>	30 <sup>A, B</sup>	15 <sup>A, B</sup>
H-SM <sup>C</sup>	—	40 <sup>H</sup>	18	—	See Item D below	30 <sup>D, E</sup>	15 <sup>D, E</sup>
IND	—	75	—	60	40	30	15
CUD	See Section 9.6						
FBZ	See Section 10						
<i>Maintain existing footnotes</i>							

This amended use table will impact existing bulk standards for rezoned areas as follows:

- The minimum front yard setback in areas formerly zoned B3 will be reduced from 25 feet to 15 feet in the new AB zone as is currently required for the B2 zone.
  - The minimum front yard setback in areas formerly zoned as B5 will be reduced from 50 feet to 25 feet, which is the existing setback for the GB zone.
  - The 30-foot rear yard and 25-foot side yard requirement for properties formerly zoned B5 will be eliminated and replaced with a requirement matching that of any abutting residential zone as currently required for the GB zone.
  - The maximum building height will be reduced from 60 feet to 50 feet for areas formerly zoned B5 as a result of being merged into the GB, which has a height limit of 50 feet (there are no buildings in the B5 that exceed 50 feet).
  - Related impacts: Establishments in the NB zone are limited to a maximum of 5,000 square feet in gross floor area by Section 9.8. This limit will now apply to properties formerly zoned as B1.
10. Update other sections of the regulations as needed to remove reference to the B1, B2, B3, and B5 zones and instead provide reference to appropriate zone (NB, AB, or GB), including but not limited to:
- 6.3.3, 6.17.2, 6.22.2, 6.23, 6.24, 6.38.10, 7.32.3, 17.3.3, 17.4.2



11. Update the Section 5.2 Commercial, Industrial Zones, and Mixed-Use Zones accessory uses summary table to allow the following uses in zones where not currently allowed in the existing zone or in zones merged into a new zone (see pages 12 through 13 for the amended use table):
  - Drive-Thru: Allowed as a Special Exception use in the NB zone, but not currently allowed in the B1. Would be allowed in former B1 areas once merged into the NB.
  - Outdoor Entertainment: Allowed as a Special Exception use in the B1 zone, but not currently allowed in the NB. Would be allowed by Special Exception across the NB.
  - Outdoor Vending: Allowed as a Permitted use in the B1 zone, but not currently allowed in the NB. Would be allowed as a Permitted Use across the NB. Also allowed as a Permitted use in the B5 zone, but not currently allowed in the GB. Would be allowed as a Permitted Use across the GB.
12. Eliminate Section 9.3.4 which references elderly housing uses in the CBD that will no longer be permitted uses with this amendment. This section is also redundant with the Section 4.2 use summary table.
13. Rezone 307 Highland Street (Highland Market) from B1 to AB. This property is the only property in the B1 that exceeds 5,000 square feet in gross floor area which is the maximum limit for the NB zone. Rezoning to AB instead of NB will ensure that the property is not made non-conforming with this limit.
14. Reorganize Section 9.3 through 9.8 to follow the order of zones as presented in the Section 9.1 Bulk Standards table as amended by Item 8:
  - Section 9.3: Neighborhood Business Zone (NB)
  - Section 9.4: Central Business District (CBD)
  - Section 9.5: Special Design Commercial Zone (SDC)
  - Section 9.6: Historic Silk Mill Zone (H-SM)
  - Section 9.7: Industrial Zone (IND)
  - Section 9.8: Comprehensive Urban Development Zone (CUD)
14. Update purpose statements of zones to reflect merged zones and to better describe the purpose and function of commercial and industrial zones, including those not merged.
  - A. Provide a new NB zone purpose statement in Section 2.2 of the zoning regulations to replace the existing B1 and NB zone purpose statements as follows:

Existing:

A Business I zone is a commercial retail trade area designed to allow convenient but limited shopping facilities in a residential neighborhood.

A Neighborhood Business zone is a commercial district within or adjacent to residential neighborhoods. Its purpose is to provide stores and service establishments for the convenience shopping and service needs of persons residing in the neighborhood and incidentally to others peripheral to the neighborhood.

**Recommended:**

**The NB Zone is a commercial district located within or adjacent to residential neighborhoods and is intended to provide retail and service establishments that serve the daily needs of nearby residents while also allowing for small-scale mixed-use development.**



- B. Provide a new AB (Arterial Business) zone purpose statement in Section 2.2 of the zoning regulations to replace the existing B2 and B3 zone purpose statements as follows:

Existing:

A Business II zone is a commercial trade area for general public shopping convenience.

A Business III zone is a commercial trade area for general public shopping convenience similar to a Business II zone except for department stores.

**Recommended:**

**The AB Zone is a commercial district located along the Town's arterial roadways, providing convenient shopping and services for the public while also allowing for mixed-use development.**

- C. Provide a new GB zone purpose statement in Section 2.2 of the zoning regulations to replace the existing B5 and GB zone purpose statements as follows:

Existing:

A General Business Zone is a mixed-use district for general public shopping, services, entertainment and high-density residential development.

A Business V zone is a district where retail shopping and service facilities can be established to serve travelers on restricted access highways, and such a district is intended to be distinct from local neighborhood business districts because of its proximity to points of egress or ingress of such highways.

**Recommended:**

**The GB Zone is a mixed-use district located near highway interchanges and intended to accommodate public shopping, services, entertainment, and high-density residential and mixed-use development.**

- D. Provide a new SDC zone purpose statement in Section 2.2 of the zoning regulations to replace the existing statement as follows:

Existing:

The Special Design Commercial Business Zone is intended to provide retail, service, and professional office uses in locations close to limited access highways or on collector or arterial roads in a manner which ensures public safety and compatibility with surrounding uses. It is also intended to enhance the quality of new development or redevelopment and when appropriate preserve and enhance the special character of existing neighborhoods.

**Recommended:**

**The SDC Zone is intended to accommodate a broad range of primarily retail-oriented commercial uses, including retail, service, and office uses, and may also allow mixed-use development. The district is located along limited-access highways and collector or arterial roadways and is intended to ensure compatibility with surrounding uses, promote high-quality development and redevelopment, and, where appropriate, preserve and enhance the character of adjacent neighborhoods.**



- E. Provide a new CUD zone purpose statement in Section 2.2 of the zoning regulations to replace the existing statement as follows:

Existing:

A Comprehensive Urban Development zone allows planned development of various types of commercial, industrial and residential land uses as well as certain accessory uses and Special Exception uses. The intent of the "CUD" regulations is to permit greater flexibility and more economical and efficient use of the land while allowing a harmonious variety of land uses, a higher level of urban amenities, and preservation of natural scenic qualities of open spaces.

**Recommended:**

The CUD Zone is intended to allow planned, mixed-use development that may include commercial, industrial, and residential uses, along with associated accessory and special permit uses. The district is designed to provide flexibility for redevelopment and reinvestment, promote efficient and coordinated use of land, support a compatible mix of uses with enhanced urban amenities, and preserve open space and natural scenic features where feasible.

- F. Provide a new IND zone purpose statement in Section 2.2 of the zoning regulations to replace the existing statement as follows:

Existing:

An industrial zoned district is an area for commercial operations and uses of a type which are not generally suitable or appropriate in retail sales areas. The uses allowed in this zone encompass a wide range of operations, but some are prohibited in the interest of public welfare and site preparation is strictly regulated for the purpose of environmental protection.

**Recommended:**

The IND zone is intended to accommodate a broad range of commercial and industrial uses. The district is designed to provide flexibility for commercial and industrial operations that require larger sites, specialized facilities, outdoor storage, or operational characteristics not typically suitable to other commercial zones.

15. Update the Official Zoning Map of the Town of Manchester to consolidate the B1 and NB zones into the NB zone; consolidate the B2 and B3 zones into the Arterial Business (AB) zone; and consolidate the B5 and GB zones into the GB zone. Amend map, labels, and legends accordingly. No changes to zone boundaries. Remap 307 Highland Street (RPKEY 289000307) to the AB zone.
16. If Recommendation 7 is adopted prior to these amendments, change references within the principal and accessory use summary tables from "H-SM" to "SM" to reflect the creation of a stand-alone Silk Mill (SM) zone as proposed by Recommendation 7.



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

Use	NB <sup>1</sup>	AB <sup>1</sup>	GB <sup>1</sup>	CBD <sup>1</sup>	SDC <sup>1,2</sup>	H-SM	FBZ <sup>3</sup>	CUD <sup>6</sup>	IND
Adult Day Care Center	SE	SE	SE	—	—	SE	SE	SE	—
Adult-Oriented Establishment	—	—	—	—	—	—	—	—	SE
Assisted Living Facility	—	—	SE	—	—	SP	—	P	—
Auto Sales	—	SE	SE	—	—	—	—	—	SE
Auto Service	—	SE	SE	—	—	—	—	—	SE
Bank	P	P	P	P	P	SP	P	P	—
Banquet Hall	—	—	SE	—	—	—	—	SE	SE
Brewery or Distillery	—	—	—	SE	—	SE	—	—	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	—	—	—	—	—	—
Child Care Center	SE	SE	SE	—	—	SE	SE	SE	SE
Conference Center	—	—	SE	—	—	—	P	SE	—
Congregate Housing	—	—	SE	—	—	SP	—	P	—
Continuing Care Retirement Community	—	—	SE	—	—	SP	—	P	—
Contractor Shop and Yard	—	—	—	—	—	—	—	—	P
Convalescent Home	—	—	SE	—	—	SP	—	P	—
Cultural Institution	—	P	P	P	P	SP	P	P	—
Driving Range	—	—	SP	—	—	—	—	SP	P
Dry Cleaner or Laundromat	P	P	P	P	P	SP	SE	—	—
Educational Institution or Facility	—	SE	SE	SE	—	SP	SE	SE	SE
Equipment Rental or Leasing	—	—	P	—	—	—	—	—	P
Family Child Care Home	P	—	P	—	—	SP	—	—	—
Fitness Club	P	P	P	—	P	SE	—	P	P
Fleet Parking	—	—	—	—	—	—	—	—	SE
Funeral Parlor	—	P	P	—	—	—	—	—	—
Gas Station	—	SE <sup>8</sup>	SE	—	—	SE <sup>9</sup>	—	P	—
General Office	P	P	P	P	P	SP	P	P	P
Group Child Care Home	SE	SE	SE	—	—	SE	SE	SE	—
Heavy Industrial	—	—	—	—	—	—	—	—	SE
Historic Mill Conversion to Multi-Family	SE	SE	SE	—	SE	SE	—	—	SE
Hospital	—	—	—	—	—	—	—	P	—



Use	NB <sup>1</sup>	AB <sup>1</sup>	GB <sup>1</sup>	CBD <sup>1</sup>	SDC <sup>1,2</sup>	H-SM	FBZ <sup>3</sup>	CUD <sup>6</sup>	IND
Hotel	–	P	P	P	–	–	P	P	P
Hotel/Motel Conversion to Multi-Family	–	–	SE	–	–	–	–	SE	–
Independent Living Facility	–	–	SE	–	–	SP	–	P	–
Indoor Entertainment or Recreation Facility	–	P	P	–	–	SE	P	P	P
Indoor Farming	–	–	–	–	–	–	–	SE	P
Inn	–	–	–	–	–	–	SE	–	–
Library	–	–	SE	P	–	–	P	–	–
Light Industrial	–	–	SE	–	–	SE	–	SE	P
Manufacturing	–	–	–	–	–	–	–	–	P
Medical Clinic	P	–	P	–	–	–	P	P	–
Membership Organization	–	P	P	P	–	SP	P	–	–
Mixed-Use Development	P <sup>4</sup>	P <sup>4</sup>	SE	P	P <sup>4</sup>	SP	P	SE	–
Municipal Building or Facility	P	P	P	P	P <sup>2</sup>	SP	P	P	P
Municipal Park or Playground	–	–	–	SE	–	SP	P	–	–
Municipal Parking	–	P	P	P	–	–	–	–	–
Outdoor Go-Kart Track	–	–	SE	–	–	–	–	–	–
Outdoor Recreation Facility	–	P	P	–	–	SE	P	P	P
Package Store	SE	SE	P	P	P	SE	P	–	–
Personal Service Establishment	P	P	P	P	P	SP	P	P	–
Place of Worship	–	SE	SE	–	–	–	SE	SE	SE
Printing Establishment	–	–	P	–	–	–	–	–	P
Public Utility Building or Structure	SE	P	P	SE	P	SP	–	SP	P
Research & Development	–	–	–	–	–	SE	SE	P	P
Residential, Live/Work	–	–	–	P	–	–	P	–	–
Residential, Multi-Family	–	–	SE	P <sup>7</sup>	–	SP	P	SE	–
Residential, Senior Multi-Family	–	–	SE	SE	–	SP	P	P	–
Residential, Single-Family	–	–	–	–	–	SP	P	–	–
Restaurant	P	P	P	P	P	SE	P	P	P
Retail Store	P	P	P	P	P	SP	P	P	–
Self-Storage Facility	–	–	SE	–	–	–	–	–	P
Shopping Center	–	SP	SP	–	SP	–	SE <sup>10</sup>	SP	–
Shopping Mall	–	–	–	–	–	–	–	P	–
Theater	–	P	P	P	–	SP	P	P	–
Warehousing	–	–	SE	–	–	SE	–	SE	P
Wholesale Establishment	–	–	P	–	–	SE	–	SE	P
Wireless Telecommunications Facility	SE	SE	P <sup>5</sup>	P	–	SP	–	P <sup>5</sup>	P <sup>5</sup>



Use	NB <sup>1</sup>	AB <sup>1</sup>	GB <sup>1</sup>	CBD <sup>1</sup>	SDC <sup>1,2</sup>	H-SM	FBZ <sup>3</sup>	CUD <sup>6</sup>	IND
<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. Any building or structure erected, constructed, reconstructed, moved or structurally altered after July 3, 2020 requires Site Plan review and approval. See Sections 10.17.1 and 10.17.2 for additional 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> <li>8. Limited to gas stations legally developed or approved prior to February 15, 1972, which shall be a legal and conforming use.</li> <li>9. Limited to gas stations legally developed or approved prior to May 4, 1981, which shall be a legal and conforming use.</li> <li>10. Limited only to shopping centers legally existing as of [insert date of adoption of amended table], which shall be a legal and conforming use.</li> </ol>									



## Section 5.2 Accessory Uses: Commercial, Industrial Zones, and Mixed-Use Zones Use Summary Table

Accessory Use	NB	AB	GB	CBD	SDC <sup>4</sup>	H-SM	FBZ	CUD <sup>3</sup>	IND
Accessory Alcohol Sales	P <sup>2</sup>	P	P	P	P	P	P	P	P <sup>2</sup>
Accessory ATM	–	–	–	–	–	–	SE	–	–
Accessory Building or Structure	P	P	P	P	P	P	P	P	P
Accessory Child Care Center	–	–	–	–	–	–	–	SE	P
Accessory Dwelling Unit	–	–	–	–	–	–	P	–	–
Accessory Office	–	–	–	–	–	P	–	–	–
Accessory Retail	–	–	–	–	–	–	P	–	–
Antennae or Dish	P	P	P	P	–	P	–	P	P
Carnivals, Circuses, and Expositions	SE	SE	SE	SE	–	–	–	SE	SE
Central Fuel Distribution System	P	P	P	P	P	P	P	P	P
Craft Café	–	–	–	–	–	P	–	–	P
Dormitory	–	–	–	–	–	P	–	–	–
Drive-Thru	SE	–	SE	–	SE	–	SE <sup>6</sup>	–	–
Electric Vehicle Charging Station	P	P	P	P	P	P	P	P	P
Family Child Care Home	P	P	P	P	P	P	P	P	–
Farmers' Market	–	–	–	–	–	–	P	–	–
Farmstand	–	–	–	–	–	–	P	–	–
Home Occupation	–	–	–	–	–	–	P	–	–
Incinerator	P	P	P	P	–	–	–	–	–
Live Entertainment or Dancing	–	–	–	–	–	–	P	–	–
Loading Area	P	P	P	P	P	–	P	P	P
Off-Street Parking	P	P	P	P	P	P	P	P	P
Outdoor Dining <sup>5</sup>	P	P	P	P	P	P	P	P	P
Outdoor Entertainment	SE	SE	SE	SE	SE	–	SE	–	SE
Outdoor Storage	SE	SE	SE	SE	SE	–	–	–	P
Outdoor Vending	P	P	P	–	–	–	P	P	P
Public Utility Building or Structure	P	P	P	P	P	–	–	P	–
Seasonal Vestibule	–	–	–	P	–	–	–	–	–
Signs	P	P	P	P	P	P	P	SE	P
Solar Energy System	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P	P	P	P	P
Sports Court	–	–	–	–	–	P	–	P	–
Swimming Pool	–	–	–	–	–	P	–	P	–



Accessory Use	NB	AB	GB	CBD	SDC <sup>4</sup>	H-SM	FBZ	CUD <sup>3</sup>	IND
Wireless Telecommunications Antenna	P	P	P	P	–	P	P	P	P
<ol style="list-style-type: none"><li>1. See Section 7.32 and 9.2D for conditions that require a Special Exception.</li><li>2. See Section 7.2 for restrictions and Special Exception requirements.</li><li>3. Changes to site layout require Site Plan approval (SP), regardless of whether the use is permitted (P).</li><li>4. See Section 9.7 for conditions that require a Site Plan approval or Special Exception.</li><li>5. See Section 7.24 for standards and administrative permit requirements for seasonal outdoor dining that is not located within a permanent dedicated outdoor dining space.</li><li>6. Only permitted for use by banks.</li></ol>									

**TOWN OF MANCHESTER  
LEGAL NOTICE**

The Planning and Zoning Commission will hold a public hearing on June 29, 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:

**TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0030-2026)** – Review, discussion and possible adoption of recommendations associated with the comprehensive rewrite of the Manchester Zoning Regulations:  
Recommendation 9: Consolidate Business Zones and Update Permitted Uses.

**TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0031-2026)** – Review, discussion and possible adoption of recommendations associated with the comprehensive rewrite of the Manchester Zoning Regulations:  
Recommendation 10: Update Commercial, Industrial, and Mixed-Use Zoning District Standards.

**TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0032-2026)** – Review, discussion and possible adoption of recommendations associated with the comprehensive rewrite of the Manchester Zoning Regulations:  
Recommendation 11: Update Commercial Principal and Accessory Use Regulations.

**TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0033-2026)** – Review, discussion and possible adoption of recommendations associated with the comprehensive rewrite of the Manchester Zoning Regulations:  
Recommendation 12: Public Act 25-1 Middle Housing Compliance.

**TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zone Change (ZC-0009-2026)** – Review, discussion and possible adoption of amendments to the official Zoning Map of the Town of Manchester, entitled "ZONING MAP Town of Manchester Connecticut," associated with the comprehensive rewrite of the Manchester Zoning Regulations, to merge the B1 zone into the NB zone, except for 307 Highland Street; merge the B2 and B3 zones into a new AB (Arterial Business) zone; include 307 Highland Street into AB zone; and merge the B5 zone into the GB zone.

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 and the proposed zoning district changes 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 or “Maps” to see proposed zoning district changes); 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 these applications 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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