

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

TO: Maria Cruz, Town Clerk

FROM: Renata Bertotti, Deputy Director of Planning

RB

DATE: June 11, 2026

RE: Proposed Zoning Regulation Amendment (REG-0031-2026)
Update Commercial, Industrial, and Mixed-Use Zoning District Standards

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

- Add a list of applicable business zones to Section 9.2 title.
- Provide a minor text change to CUD zone standards.
- Eliminate redundant content provided in Section 9.4.3.
- Amend Special Exception threshold in the SDC zone.

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

Date: 2/24/26

Recommendation 10: Update Commercial, Industrial, and Mixed-Use Zoning District Standards

Purpose: Clarify zoning district standards to maximize effectiveness.

Description: This recommended amendment does the following:

- Adds a list of applicable business zones to Section 9.2 title.
- Provides a minor text change to CUD zone standards.
- Eliminates redundant content provided in Section 9.4.3.
- Amends Special Exception threshold in the SDC zone.

Geographic Extents: CUD and SDC

POCD Consistency: The Manchester Next plan does not directly address these items.

Context: N/A

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

1. Provide list of applicable business zones following section title of Section 9.2. This should include the NB, AB, GB, CBD, and SDC zones if Recommended Amendment 9 is adopted and the B1, B2, B3, B5, CBD, GB, NB and SDC zones if Recommended Amendment 9 is not adopted. This will ensure that it is clear which zones are referred to when stating "Business Zone" requirements.
2. Amend the first sentence of Section 9.6.2 as follows to more accurately refer to the CUD zone for which there is only one:

9.6.2 Enlargement of Zone

~~An existing~~**The** CUD zone may be enlarged by the addition of contiguous parcels in accordance with the procedure for zone change and subject to the requirements of all regulatory bodies having jurisdiction.

3. Eliminate Section 9.4.3 Compliance with Zoning as this section is redundant with, and states a requirement that is established by Section 18.4 Certificate of Zoning Compliance.



4. Amend Section 9.7 to remove use specific Special Exception thresholds and replace with a flat threshold of 3,000 square feet for individual uses or establishments and 10,000 square feet for combined uses or buildings on a single lot, exempting mixed-use development with 9 or fewer units as required by Public Act 25-1. Amend text as follows:

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 Office: 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~~
- C.B. ~~Retail Stores: 2,000 square feet or more~~ **any establishment or individual use with 3,000 square feet or more of gross floor area, with exception of mixed-use developments with 9 or fewer dwelling units, shall require a Special Exemption. Any building or combination of uses with 10,000 square feet or more of gross floor area on a single lot shall require a Special Exemption.**

**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, 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 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 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

**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, 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 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 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