


**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-0033-2026)
Public Act 25-1 Middle Housing Compliance

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

- Amend the definition of “Mixed-Use Development” to refer to Public Act 25-1.
- Modify the permit requirements for any mixed-use development with 9 or fewer units to no more than a Site Plan (Detailed Plan) requirement.
- Amend Section 6.22 as needed to align permit requirements with requirements of PA 25-1.
- Amend the Section 18.7 Detailed Site Development Plan standards to provide reference to mixed-use development with 9 or fewer units being subject to summary review requirements including exemption from a public hearing requirement.

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: 5/20/26

Recommendation 12: Public Act 25-1 Middle Housing Compliance

Purpose: Comply with the middle housing requirements of Public Act 25-1. This recommended amendment as written is contingent upon the adoption of Recommendations 9 which consolidates the commercial use zones. **Without the adoption of Recommendation 9 amendments, this recommended amendment cannot be adopted as written.**

Description: This recommended amendment does the following:

- Amends the definition of "Mixed-Use Development" to refer to Public Act 25-1.
- Modifies the permit requirements for any mixed-use development with 9 or fewer units to no more than a Site Plan (Detailed Plan) requirement.
- Amends Section 6.22 as needed to align permit requirements with requirements of PA 25-1.
- Amends the Section 18.7 Detailed Site Development Plan standards to provide reference to mixed-use development with 9 or fewer units being subject to summary review requirements including exemption from a public hearing requirement.

Geographic Extents: NB, AB, GB, CBD, SDC, SM, FBZ, CUD (Note: The SM zone is identified in the current regulations as the H-SM zone. Recommendation 7, if adopted, would change this to the SM zone, if not adopted, the SM zone would need to be identified as the H-SM zone in this amendment.)

POCD Consistency: A core value of the Manchester Next plan is to expand housing opportunities including the creation of additional opportunities to produce 'missing middle' housing types, or more compact housing types.

Context: Public Act 25-1 requires that "transit community middle housing or mixed-use development" be allowed on any lot that is zoned for "commercial or mixed-use development, subject only to summary review". Summary review is an approval process comparable to a site plan application and prohibits the requirement of a public hearing or special exception. The Act becomes effective July 1, 2026.

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

1. Redefine mixed-use development in Section 24 as follows:

Mixed-Use Development: A building or property with a variety of complementary and integrated uses **including residential uses and non-residential uses** such as, but not limited to office, retail, restaurants, and personal service establishments. **Mixed-use development is intended to satisfy the middle housing requirements of Public Act 25-1.**



2. Modify the permit requirements for mixed-use development in Section 4.2 as follows to reduce the permit requirement for mixed-use development to no more than a Site Plan application in the GB and CUD, but provide new footnote 11 referring to Section 6.22.1.A for conditions requiring a Special Exception as follows:

Use	NB ¹	AB ¹	GB ¹	CBD ¹	SDC ^{1,2}	SM	FBZ ³	CUD ⁶	IND
Mixed-Use Development	P ⁴	P ⁴	SP ¹¹ SE	P	P ⁴	SP	P	SP ¹¹ SE	—
<p>4. See Section 6.22.2.A for conditions that require a Special Exception.</p> <p>11. See Section 6.22.1.A for conditions that require a Special Exception.</p>									

3. Amend Section 6.22.1 as follows to ensure that permit requirements for mixed-use development are aligned with Public Act 25-1 by adding new Item A (renumber subsequent items accordingly):

6.22.1 Comprehensive Urban Development Zone and General Business Zone

- A. A Special Exception shall be required for any mixed-use development with 10 or more dwelling units or for any mixed-use development with a non-residential gross floor area that exceeds the residential gross floor area.
- BA. Building height within the Comprehensive Urban Development Zone:

4. Amend Section 6.22.2 as follows to ensure that permit requirements for mixed-use development are aligned with Public Act 25-1 by increasing the Special Exception requirement from 5 dwelling units to 10 dwelling units, adding a Special Exception threshold for the non-residential use, and changing the public water and sewer requirement to only apply to development with 10 or more units.

6.22.2 Neighborhood Business, Arterial Business, and Special Design Commercial Business Zones

Within the Neighborhood Business, Arterial Business, and Special Design Commercial Business Zones:

- A. Developments with 105 or more dwelling units or a combined residential gross floor area of 5,000 square feet or more or with a non-residential gross floor area that exceeds the residential gross floor area shall require a Special Exception.
- B. Residential units shall be permitted only above the first story and provided that:
 1. There shall be provided on the site landscaped areas at a ratio of 100 square feet for each residential unit. Balconies, rooftops and similar spaces may meet this requirement provided they are designed and built to serve that purpose. Landscaped areas required elsewhere in these regulations shall not be credited for this requirement; and
 2. Public water and sewer shall be provided for any development with 10 or more dwelling units.



5. Amend Section 9.2 as follows to exempt mixed-use development with 9 or fewer units from Special Exception requirement:

9.2 All Business Zones (NB, AB, GB, CBD, SDC)

With exception of mixed-use developments containing 9 or fewer dwelling units, the following conditions require Special Exception approval from the Planning and Zoning Commission:

- A. All uses that include development on a site that is 4 acres or larger in size.
- B. All uses that require 61 or more automobile parking spaces.
- C. All uses that require 8 or more loading docks or bays.
- D. Ground-mounted solar energy systems that exceed 600 square feet.

6. Add Item D to Section 18.7.1 as follows to provide reference to Detailed Plan approval for mixed-use development and compliance with summary review requirements:

18.7.1 General Requirements

- A. Detailed Site Development Plans (Detailed Plans) shall be approved by the Commission prior to the issuance of a building permit.
- B. Such plans shall be in conformance with the approved Preliminary Plan, these regulations, the Subdivision Regulations if applicable, and the Public Improvement Standards.
- C. A Detailed Plan shall be acted on in the manner prescribed for a Site Plan approval and there shall be no requirement for a public hearing upon submission of the Detailed Plan, unless the Detailed Plan is submitted in conjunction with the Preliminary Plan.
- D. Review and approval of a Detailed Plan for a mixed-use development containing up to 9 dwelling units shall be conducted in accordance with the summary review requirements of CGS § 8-2r. Such review shall not require a public hearing or any other discretionary zoning action. In approving such applications, the Commission shall make a determination that the Detailed Plan is in conformance with these Regulations, and that public health and safety will not be substantially impacted by the proposed development.

**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