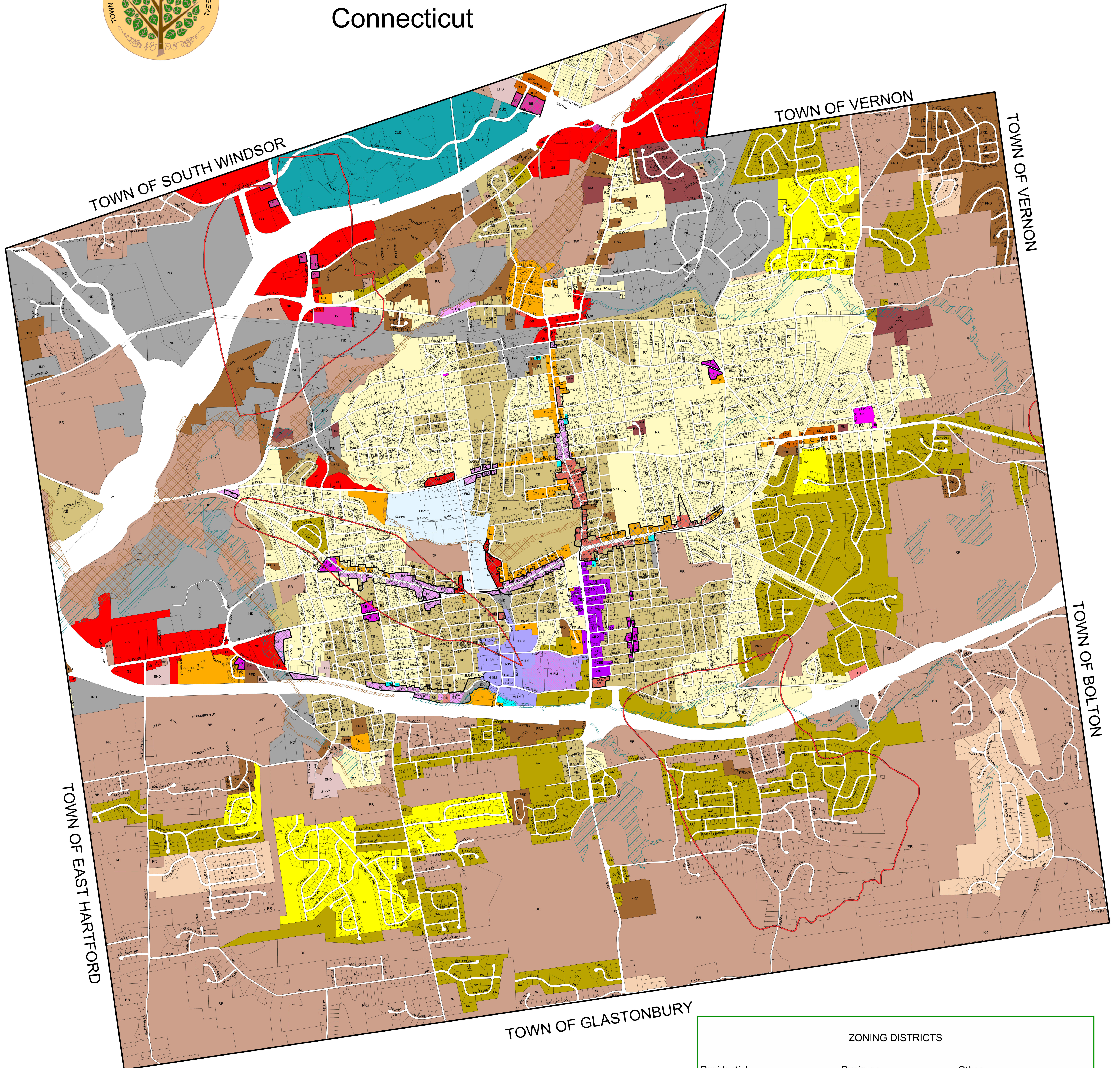




ZONING MAP

Town of Manchester Connecticut



Notes: - Land along the Hockanum River cannot be disturbed beyond the encroachment line established by the Connecticut Department of Environmental Protection. Refer to the D.E.P. maps in the Engineering Department.
- For an accurate delineation of the Flood Plain Zone, refer to the Flood Insurance Rate Maps prepared by the Federal Emergency Management Administration.
- Aquifer Protection Area (APA) adopted by Aquifer Protection Agency on March 02, 2009.

- Property lines taken from digital electronic base map provided by the Town of Manchester, Hartford County, Connecticut.
- Datum: Connecticut 1983 North American Datum.
- Vertical Datum: 1988 National Geodetic Adjustment

ADOPTED: March 3, 2003
REVISED: August 29, 2025

EFFECTIVE DATE OF LAST ZONE CHANGE:
September 8, 2025



1,000 500 0 1,000 2,000 3,000
Feet

ZONING DISTRICTS

Residential

- RR - Rural Residence
- rr - Rural Residence (Cluster Regulations Apply)
- AA - Residence AA
- aa - Residence AA (Cluster Regulations Apply)
- RA - Residence A
- RB - Residence B
- RC - Residence C
- RM - Residence M
- PRD - Planned Residence Development
- EHD - Elderly Housing Development

Business

- NB - Neighborhood Business
- SDC - Special Design Commercial
- GB - General Business
- CBD - Central Business District
- B1 - Business I
- B2 - Business II
- B3 - Business III
- B5 - Business V

Other

- CUD - Comprehensive Urban Development
- H-SM - Historic (Silk Mill area)
- H-FM - Historic (Family Mansion area)
- IND - Industrial
- OSP - Off Street Parking
- Form-Based Zone
- Floodway
- Flood Zone AE
- Design Overlay Zone
- Level A Aquifer Protection Areas