

ZONING

290 Attachment 1

Village of Manchester

Schedule I
Zoning Schedule¹

[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

Zone District	Permitted Uses	Area	Minimum Setback								Maximum Building Height of Principal Building (feet)	Maximum Building Coverage on Lot		
			Minimum Lot Size				Principal Building						Accessory Building	
			Width (feet)	Depth (feet)	Front (feet)	Rear (feet)	Side		Rear (feet)	Side (feet)				
							One (feet)	Both (feet)						
R-1 Residential District	Single-family dwellings, without sanitary sewers available to serve the site	20,000 square feet	125	150	30	30	20	40	15	10	35	20%		
	Single-family dwellings, with sanitary sewers available to serve the site	7,500 square feet	75	100	30	30	15	30	15	5	35	30%		
	*Two-family dwellings, including duplexes, without sanitary sewers available to serve the site	40,000 square feet	175	200	30	30	25	50	15	15	35	20%		
	*Two-family dwellings, including duplexes, with sanitary sewers available to serve the site	20,000 square feet	125	150	30	30	20	40	15	10	35	30%		
	*Essential services	—	—	—	50	50	50	100	50	25	25	10%		
	*Public and semipublic uses and buildings	40,000 square feet	175	200	50	50	30	60	25	15	35	25%		
	*Cluster residential developments	10 acres ²	300											
	*Multiple-family developments	3 acres			Detailed design standards specified in § 290-54									
	*Townhouse clusters and developments	3 acres			Detailed design standards specified in § 290-55									
	*Residential conversions, without sanitary sewers available to serve the site ⁴	³	175	200	30	30	25	50	15	15	35	20%		
	*Residential conversions	³	125	150	30	30	20	40	15	10	35	30%		
	*Rooming houses, without sanitary sewers available to serve the site ⁵	40,000 square feet	175	200	30	30	25	50	15	15	35	20%		
	*Rooming houses, with sanitary sewers available to serve the site	20,000 square feet	125	150	30	30	20	40	15	10	35	30%		
	*Mobile home parks	25 acres			Detailed design standards specified in § 290-65									
C-1 Commercial District	Retail and service uses ⁶	4,000 square feet	40	100	10	25	10	20	10	10	25	70%		
	*Essential services	—	—	—	25	10	20	10	10	25	50%			
	*Motor vehicle service stations and auto repair shops	12,000 square feet	80	125	40	30	15	30	30	15	25	30%		
	*Car wash establishments ⁷	20,000 square feet	100	150	50	40	25	50	40	25	25	20%		
	*Commercial recreation	5 acres	300	400	75	75	50	50	50	25	25	20%		
I-1 Restricted Industrial District	Light industrial research office uses ⁸	—	—	—	75	75	75	150	75	75	40	50%		
	*Essential services	—	—	—	75	75	75	150	75	75	25	30%		
I-2 General Industrial District	Industrial uses ⁸	10,000 square feet	100	100	30	25	15	30	25	10	40	60%		
	*Essential services	—	—	—	30	25	15	30	25	10	25	30%		
	*Motor vehicle service stations and auto repair shops	12,000 square feet	80	125	40	30	15	30	30	15	25	30%		

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	*Junkyards	10 acres	400	600	100	100	100	200	100	100	18	10%
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NOTES:

* Permitted by special use permit only.

¹ The minimum ground floor area for residential buildings shall be as follows: for one-story buildings, 960 square feet; and for 1 1/2- and two-story buildings, 600 square feet. In determining such area, the measurements shall be made along the exterior of the main foundation walls of the building and shall exclude any portion of the building used for an uncovered porch, breezeway or garage.

² Lot size, area and yard requirements for individual parcels shall be determined on an individual-case basis in accord with the provisions of § 290-56. Development density shall not exceed that which could be created under a conventional development plan for this district. The 300-foot minimum lot width is a requirement for the overall parcel before subdivision.

³ See § 290-61 to determine minimum lot size requirements.

⁴ The same lot size, setback, building height and coverage requirements specified herein for residential conversions shall also apply for multiple-family dwellings.

⁵ The same lot size, setback, building height and coverage requirements specified herein for rooming houses shall also apply for tourist homes/bed-and-breakfast establishments.

⁶ When any commercial use is proposed to abut a residential district, the minimum side yard setbacks for all principal and accessory buildings shall be increased to not less than 20 feet.

⁷ See § 290-57 for setback requirements adjacent to residential districts.

⁸ Where an industrial use is proposed to abut a residential district, the minimum front, rear and side yard setbacks for principal and accessory buildings shall be increased to not less than 100 feet.