

Comparison of Proposed Changes to Manchester Zones

Zoning Classification (1)(3)(4) →		MVC	MVC	MVL R	MVL R	MVR	MVR
Categorical Use (1)(3)(4) ↓		(6/16/2020 Version)	(7/30/2021 Version)	(6/16/2020 Version)	(7/30/2021 Version)	(6/16/2020 Version)	(7/30/2021 Version)
RESIDENTIAL USES							
100	Accessory dwelling unit, attached	-- ACUP	ACUP	P	P		P
102	Accessory dwelling unit, detached	-- ACUP	ACUP	€ ACUP	ACUP		ACUP
104	Caretaker dwelling	--	--	--	--		--
106	Guest house	Was proposed to be removed in initial draft	-- (No change from existing code)	Was proposed to be removed in initial draft	P (No change from existing code)	Was proposed to be removed in initial draft	P (No change from existing code)
Dwelling, family living							
108	Cottage housing development	-- C	C	-- ACUP	ACUP	-- ACUP	ACUP
110	Duplex	--	--	P	P	P	P
112	Manufactured/mobile/RV/park-model/tiny home park	--	--	C	C	C	C
114	Mobile home	Was proposed to be combined with Single Family detached in initial draft	-- (No change from existing code)	Was proposed to be combined with Single Family detached in initial draft	-- (No change from existing code)	Was proposed to be combined with Single Family detached in initial draft	-- (No change from existing code)
116	Multiple family	--	--	-- ACUP	ACUP	-- ACUP	ACUP
118	Single-family attached	Was proposed to be combined with Multiple Family in initial draft	--	Was proposed to be combined with Multiple Family in initial draft	P	Was proposed to be combined with Multiple Family in initial draft	P
120	Single-family detached (includes manufactured homes)	-- P	P	P	P	P	P
Dwelling, group living							
122	Adult family home	ACUP P	ACUP P	€ P	€ P	€ P	€ P
124	Group Living (1 to 6 rooms)	ACUP	ACUP	C	C	C	C
126	Group Living (7 or more rooms)	C	C	C	ACUP	C	ACUP

128	Permanent transitory accommodations, small, large, safe parks, and indoor	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP
Other Residential Uses							
130	Bed and breakfast house, 1-4 rooms	--	--		ACUP		ACUP
132	Bed and breakfast house, 5 or more rooms or serves meals to non-overnight guests	--	--		C		C
134	Home business, incidental	--	--	ACUP <u>P</u>	P	ACUP <u>P</u>	P
136	Home business, minor	--	--	ACUP	P	ACUP	P
138	Home business, moderate	--	--	--	ACUP	--	ACUP
140	Vacation rentals, 1-4 rooms	--	--	ACUP	ACUP	ACUP	ACUP
142	Vacation rentals, 5 or more rooms	--	--	C	C	C	C
COMMERCIAL USES							
Hotels or Hospitality							
200	Adult entertainment	--	--	--	--	--	--
202	Conference center	-- <u>ACUP</u>	ACUP	--	--	--	--
204	Drinking establishments	€ <u>ACUP</u>	ACUP	--	--	--	--
206	Espresso stands	P	P	--	--	--	--
208	Event facility	<u>C</u>	C	--	--	--	--
210	Hotel/motel	€ <u>ACUP</u>	ACUP	--	--	--	--
212	Resort	--	--	--	--	--	--
214	Restaurants, with drive-thru service	ACUP	ACUP		--		--
216	Restaurants, without drive-thru service	P	P		--		--
Retail							
218	Auction house	--	--	--	--	--	--
220	Automobile, recreational vehicle, or boat sales	--	--	--	--	--	--
222	Automobile, recreational vehicle or boat rentals	--	--	--	--	--	--

224	Equipment sales, rentals and repair, heavy	C	C	--	--	--	--
226	Equipment sales, rentals and repair, light	ACUP	ACUP	--	--	--	--
228	Equipment sales, rentals and repair, recreational	-- ACUP	ACUP	--	--	--	--
230	Fuel or charging station, with convenience store	C	C	--	--	--	--
232	Fuel or charging station, without convenience store	ACUP	ACUP	--	--	--	--
234	General retail merchandise stores – less than 4,000 s.f.	P	P	--	--	--	--
236	General retail merchandise stores – 4,000 to 9,999 s.f.	ACUP P	P	--	--	--	--
238	General retail merchandise stores – 10,000 to 15,000 s.f.	-- C	C	--	--	--	--
240	General retail merchandise stores – 15,001 to 24,999 s.f.	-- C	C	--	--	--	--
242	General retail merchandise stores – 25,000 s.f. or greater	--	--	--	--	--	--
244	Lumber and bulky building material sales	--	--	--	--	--	--
246	Marijuana retailer	--	--	--	--	--	--
248	Nursery, retail	ACUP P	P	--	--	--	--
250	Nursery, wholesale	--	--	C	C	C	C
Offices and Services							
254	Automobile or recreational vehicle repair	ACUP	ACUP	--	--	--	--
256	Car washes	P	P	--	--	--	--
258	Clinic		P		--		--
260	Day-care center	ACUP P	P	C	C	C	C
262	Day-care center, home-based	ACUP	ACUP	ACUP P	P	ACUP P	P
264	Dispatch facility	--	--	--	--	--	--
266	Fitness center	ACUP	P	--	--	--	--

		<u>P</u>					
268	General office and management services – less than 4,000 s.f.	P	P	--	--	--	--
270	General office and management services – 4,000 to 9,999 s.f.	ACUP	ACUP	--	--	--	--
272	General office and management services – 10,000 s.f. or greater	-- <u>C</u>	C	--	--	--	--
274	Kennels or pet day-cares	-- <u>ACUP</u>	ACUP	C	C	C	C
276	Kennels, hobby	--	--	P	P	P	P
278	Off-street parking facilities	C	C	--	--	--	--
280	Off-street parking facilities, structured	ACUP	ACUP	--	--	--	--
282	Personal services	P	P	--	--	--	--
284	Research laboratory, less than 4,000 s.f.	P	P	--	--	--	--
286	Research laboratory, 4,000 to 9,999 s.f.	ACUP	ACUP	--	--	--	--
288	Research laboratory, 10,000 s.f. or greater	--	--	--	--	--	--
290	Tourism facilities, including outfitter and guide facilities	P	P	--	--	--	--
292	Tourism facilities, including seaplane and tour boat terminals	--	--	--	--	--	--
294	Veterinary clinics/animal hospitals/wildlife shelters	ACUP	ACUP	--	--	--	--
Other Commercial Uses							
296	Shared work/maker space	P	P	--	--	--	--
RECREATIONAL/ CULTURAL USES							
300	Arboreta, botanical garden	ACUP	ACUP	--	--	--	--
302	Campground	--	--	--	--	--	--
304	Club	ACUP <u>P</u>	P	-- <u>ACUP</u>	ACUP	-- <u>ACUP</u>	ACUP
306	Entertainment facility, indoor	ACUP P	P	--	--	--	--
308	Entertainment facility, outdoor	C <u>ACUP</u>	ACUP	--	--	--	--

310	Golf courses	--	--	--	--	--	--
312	Marinas	ACUP	C	--	--	--	--
314	Marina support services	P	ACUP	--	--	--	--
316	Parks and open space	P	P	P	P	P	P
318	Race track	--	--	--	--	--	--
320	Recreational facilities, indoor	€ ACUP	ACUP	C	C	C	C
322	Recreational facilities, outdoor	C	C	C	C	C	C
324	Shooting/gun facility, indoor	--	--	--	--	--	--
326	Shooting/gun facility, outdoor	--	--	--	--	--	--
328	Zoo, aquarium	--	--	--	--	--	--
INSTITUTIONAL USES							
400	Government/public structures	ACUP P	P	C	C	C	C
402	High-risk secured facility	--	--	--	--	--	--
404	Hospital	--	--	--	--	--	--
406	Places of worship	ACUP	ACUP	C	C	C	C
408	Public facilities (greater than 300 square feet).	ACUP	ACUP	C	ACUP	C	ACUP
409	Public facilities (300 square feet or less).	Was not proposed in initial draft	P	Was not proposed in initial draft	P	Was not proposed in initial draft	P
410	School, elementary and middle school/junior high	ACUP	ACUP	C	C	C	C
412	School, high school	ACUP	ACUP	--	--	--	--
414	School, college/vocational – less than 8,000 s.f.	ACUP	ACUP	--	--	--	--
416	School, college/vocational school – 8,000 s.f. or greater	--	--	--	--	--	--
418	Secure community transition facility	--	--	--	--	--	--
420	Transportation terminals, marine	C	C	--	--	--	--
422	Transportation terminals, non-marine	ACUP	ACUP	--	--	--	--
424	Wireless communications facilities	P	P	P	P	P	P
INDUSTRIAL USES							
500	Airports	--	--	--	--	--	--
502	Boat yard	--	--	--	--	--	--

504	Cemeteries	--	--	€	--	€	--
506	Contractor's storage yard	--	--	C	C	C	C
508	Food and beverage production, less than 4,000 s.f.	--	--	--	--	--	--
510	Food and beverage production, 4,000 to 9,999 s.f.	--	--	--	--	--	--
512	Food and beverage production, 10,000 s.f. or greater	--	--	--	--	--	--
514	Fuel distributors	--	--	--	--	--	--
516	Funeral homes	C	C	--	C	--	C
518	Helicopter pads	--	--	--	--	--	--
520	Manufactured home, mobile home, park model, tiny home - sales	--	--	--	--	--	--
522	Manufacturing and fabrication, hazardous	--	--	--	--	--	--
524	Manufacturing and fabrication, heavy	--	--	--	--	--	--
526	Manufacturing and fabrication, light	--	--	--	--	--	--
528	Manufacturing and fabrication, medium	--	--	--	--	--	--
530	Marijuana processor	--	--	--	--	--	--
532	Marijuana producer, Tier 1	--	--	--	--	--	--
534	Marijuana producer, Tier 2	--	--	--	--	--	--
536	Marijuana producer, Tier 3	--	--	--	--	--	--
538	Recycling centers	--	--	--	--	--	--
540	Rock crushing	--	--	--	--	--	--
542	Slaughterhouse or animal processing	--	--	--	--	--	--
544	Storage, hazardous materials	--	--	--	--	--	--
546	Storage, indoor	-- C	C	--	--	--	--
548	Storage, outdoor	--	--	--	--	--	--
550	Top soil production, stump grinding, firewood cutting, and composting	--	--	--	--	--	--

552	Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	--	--	--	--	--	--
554	Warehousing and distribution	--	--	--	--	--	--
556	Wrecking yards and junk yards	--	--	--	--	--	--
RESOURCE							
600	Aggregate extractions sites	--	--	--	--	--	--
602	Agricultural use, primary	--	--	P	P	P	P
604	Aquaculture practices	--	--	€ ACUP	ACUP	€ ACUP	ACUP
606	Forestry	--	--	--	--	--	--
608	Shellfish/fish hatcheries and processing facilities	--	--	--	--	--	--
ACCESSORY USES							
700	Accessory use or structure	P	P	P	P	P	P
TEMPORARY USES							
800	Special care units residence	--	--	P	P	P	P
802	Temporary offices and model homes	--	--	ACUP	ACUP	ACUP	ACUP
804	Transitory accommodations, single family residence	P	P	P	P	P	P
806	Transitory accommodations, small, large, safe parks, and indoor	P	P	P	P	P	P

