

NORTH MANCHESTER ZONING

ZONING FOR THE CITY OF NORTH MANCHESTER AND THE GOVERNING JURISDICTIONAL BOUNDARY BEYOND THE CITY LIMITS

Designation	Legal Name	Descriptions
A 4.1	Agricultural District	The intent of the district is to provide for a full range of land use activities related to the agricultural industry. Such uses include crop production and livestock operations, orchards, vineyards, pastures, nurseries farm residences, barns, sheds, grain bins and all other agriculturally related uses and structures. The district is not intended for businesses engaged primarily in the sale of agricultural products not produced on said property and /or by the owners or occupants of said property. The district is not intended for Agri- Business uses except by special exception.
B-G 13.1	Business General District	The intent of this district is to provide areas for a wide range of retailing uses and certain service uses that typically generate high volumes of traffic and serve a large market area
B-L 12.1	Business Local District	The intent of this district is to provide appropriate areas for the local retail commercial uses serving the community and the general market area of the Town of North Manchester. A combination of retail , service, commercial, office professional, financial and governmental uses are encouraged.
CBD 14.1	Central Business District	The intent of this district is to provide a centrally located and readily accessible high density area which offer a wide variety of retail, service, financial, entertainment, residential and governmental uses. A board range of uses is permitted to reflect downtown's role as a commercial, cultural and government center. Development is intended to be intense with maximum lot coverage, increased building scale and height density, and buildings placed close together. Development is intended to be pedestrian oriented with a strong emphasis on a safe and attractive streetscape.
FP 19.1	Flood Plain Area	The intent of this district is to control the development of the flood plain areas of the Town of North Manchester that could result in, or contribute to, the potential loss of life and / or property, create health and safety hazards and lead to extraordinary public expenditures for flood protection and relief if left unregulated. The official FEMA Flood Rate Map shall be the controlling document.

I 17.1	Industrial District	The intent of this district is to provide lands for development by most general types of industrial firms. The regulations are designed to permit operations in a clear and quiet manner and to protect adjacent district uses and industries within the district. Residential and commercial uses are prohibited in this district to conserve and protect the supply of prime industrial land for industrial use and to assist in preventing conflicts with respect to industrial uses and uses of a less restrictive district.
L-I 16.1	Limited Industrial District	The intent of this district is to provide lands for the development of industrial uses that have high standards of performance and that can locate in relatively close proximity to residential and business uses. The district regulations are designed to permit the operation of most manufacturing, wholesaling and warehousing activities with adequate protection for adjacent uses and sufficient control of external effects to protect one industry from another. Some retail uses that service the industrial uses within the industrial area may be permitted. Industrial operations must be in an enclosed building.
PO 11.1	Professional Office District	The intent of this district is to provide appropriate area for professional, administrative and business offices while providing open spaces, where necessary, to protect adjacent residential communities.
RE 5.1	Residence Estate District	The intent of the district is to provide for large lot single family residential development in limited areas of North Manchester. Net densities are at one (1) dwelling unit per acre. Permitted uses generally include, but not limited to, single family residential dwellings, institutional, public and recreational uses that serve the needs of residents living in the area.
RMF-H 9.1	Residence Multi Family High Density District	The intent of this district is to provide the highest density residential areas representing a mix of single family, two-family and multi-family dwellings. Net densities are at five (5) to fourteen (14) dwelling units per acre. Permitted uses generally include, but are not limited to, single , two, and multi-family residential dwellings, institutional, public and recreational uses that serve the needs of residents living in the area.
RMF-L 8.1	Residence Multi-Family Low Density District	The intent of this district is to provide for medium to high density residential areas representing a compatible mix of single, two and multi-family dwellings. Net densities are at five (5) to twelve (12) dwelling units per acre. Permitted uses generally include, but not limited to, single, two and multi-family residential dwellings, institutional, public and recreational uses that serve the needs of the residents living in the area.

RSF 6.1	Residence Single Family District	The intent of the district is to provide for low to medium density single-family residential development. Net densities are at four (4) dwelling units per acre. Permitting uses generally include, but are not limited to, single family residential dwellings, institutional, public and recreational uses that serve the needs of the residents living in the area.
RTF 7.1	Residence Two Family District	The intent of this district is to provide for medium to low density residential areas representing a compatible mix of single family and two-family dwellings which may, in certain circumstances serve as a transition between R-1 Districts and other less restrictive zones and uses. Net densities are at five (5) to eight (8) dwellings units per acre. Permitted uses generally include but are not limited to, single and two family residential dwellings, institutional, public and recreational uses that serve the needs of the residents living in the area.
RU 10.1	Residence Urban District	The intent of this district is to provide for the conservation and revitalization of residential areas located in the oldest parts of the Town characterized predominately by single-family, detached dwellings on small sized lots of record while protecting residential neighborhoods from the intrusion of incompatible non-residential uses.