

Table 4.3-A																
PRINCIPAL USES		R-S	R-1A	R-1B	R-2	R-M	MX-1	MX-2	DT-1	DT-2	Millyard	ID	BC-1	BC-2	IND	CV
<b>4.3-A.1 - Residential</b>																
A	Dwelling, Single Family	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-
B	Dwelling, Two-Family	-	-	-	P	P	P	P	-	-	-	-	P	-	-	-
C	Dwelling, Multifamily	-	-	-	-	P	P	P	P	-	P	CU	P	-	-	-
D	Dwelling, Mixed-Use	-	-	-	-	-	CU	P	P	P	P	P	P	P	-	-
E	Manufactured Housing Park	-	CU	CU	CU	-	-	-	-	-	-	-	-	-	-	-
F	Congregate Housing Facility	-	-	-	-	SE	-	SE	SE	SE	-	-	SE	-	-	-
G	Residential Care Facility	SE	-	-	-	SE	-	SE	SE	-	-	-	SE	P	-	-
H	Rooming House	-	-	-	-	-	-	SE	SE	SE	-	-	SE	-	-	-
<b>4.3-A.2 - Lodging</b>																
A	Bed & Breakfast	-	-	-	-	-	CU	CU	-	-	-	-	P	-	-	-
B	Hotel	-	-	-	-	-	-	-	P	P	P	P	CU	P	P	-
<b>4.3-A.3 - Agricultural</b>																
A	Agriculture with Livestock	P	-	-	-	-	-	-	-	-	-	-	-	-	-	P
B	Community Garden	P	P	P	P	P	P	P	-	-	-	P	P	-	-	P
C	Forestry and Plant Agriculture	P	CU	-	-	-	-	-	-	-	-	-	-	-	-	P
D	Indoor Plant Agriculture	P	-	-	-	-	-	-	-	-	P	P	-	P	P	-
E	Stables and Riding Centers	SE	-	-	-	-	-	-	-	-	-	-	-	-	-	P
<b>4.3-A.4 - Civic &amp; Institutional</b>																
A	Assembly, Neighborhood	CU	CU	CU	CU	CU	CU	P	P	P	P	P	P	P	-	-
B	Assembly, General	-	-	-	-	-	-	CU	P	P	P	P	CU	P	-	-
C	Cemeteries	CU	CU	CU	CU	CU	-	-	-	-	-	-	-	-	-	-
D	College or University	-	-	-	-	-	-	-	P	P	P	P	CU	P	P	-
E	Correctional Institution	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	-
F	Cultural Facility	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-
G	Day Care Center, Adult	CU	CU	CU	CU	CU	CU	P	P	P	P	CU	P	P	-	-
H	Day Care Center, Child	SE	SE	SE	SE	CU	CU	P	P	P	P	P	P	P	-	-
I	Food Center / Supply Pantry	-	-	-	-	-	-	-	P	-	-	-	SE	-	-	-
J	Government Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
K	Halfway House	-	-	-	-	-	-	-	CU	-	-	-	-	-	-	-
L	Hospital	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-
M	Parks and Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
N	School: Elementary or Secondary	CU	CU	CU	CU	CU	P	P	P	-	P	P	P	-	-	-
O	Transient Shelter Facility	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	-

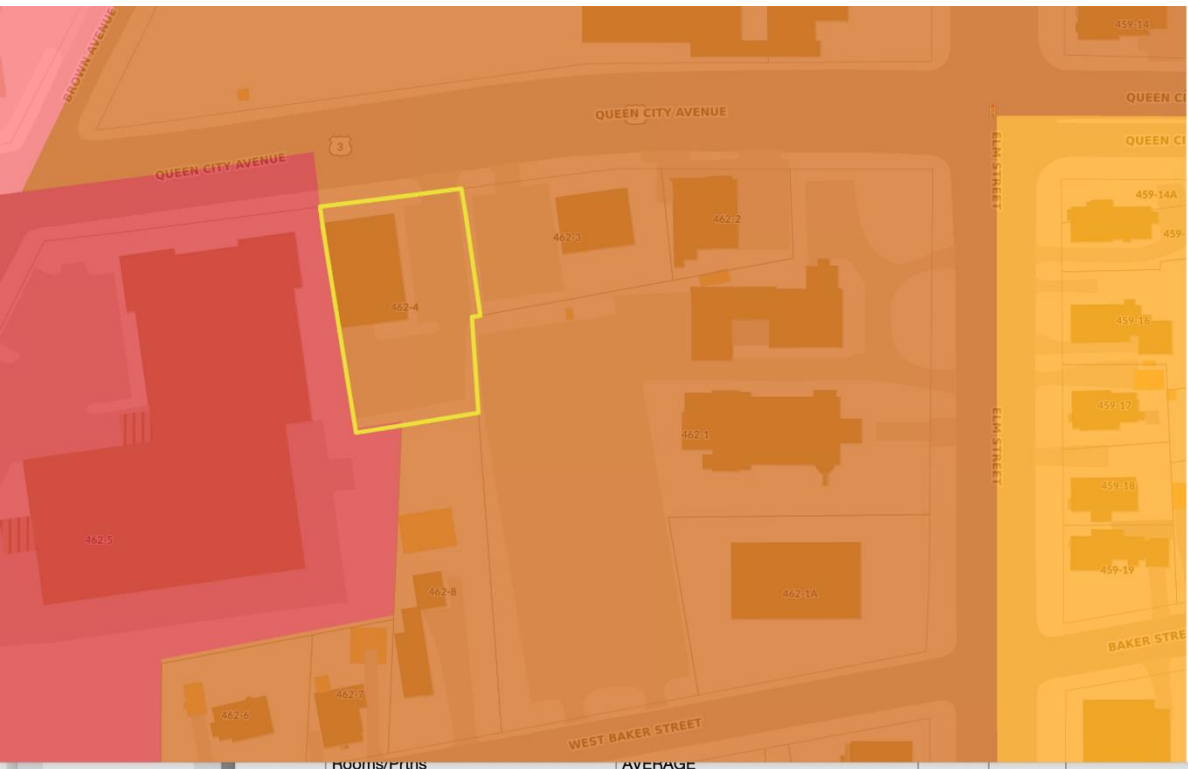
<b>LEGEND</b> The following notations are utilized in this table.			
<b>P</b> Permitted by Right	<b>CU</b> Permitted by Conditional Use Permit	<b>SE</b> Permitted by Special Exception	- Not Permitted

ARTICLE 4

Table 4.3-A																
PRINCIPAL USES		R-S	R-1A	R-1B	R-2	R-M	MX-1	MX-2	DT-1	DT-2	Milkyard	ID	BC-1	BC-2	IND	CV
<b>4.3-A.5 - Office</b>																
A	Bank	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-
B	Contractor Office	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
C	Professional Office	-	-	-	-	-	CU	P	P	P	P	P	P	P	-	-
<b>4.3-A.6 - Retail &amp; Service</b>																
A	Retail & Service, Neighborhood	-	-	-	-	-	CU	P	P	P	P	P	P	P	-	-
B	Retail & Service, General	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-
C	Animal Boarding and/or Kenneling Facility	-	-	-	-	-	-	-	-	-	-	-	-	CU	P	-
D	Bar, Tavern, or Night Club	-	-	-	-	-	-	-	P	P	P	P	CU	P	-	-
E	Beer, Wine, or Liquor Sales	-	-	-	-	-	-	-	P	-	-	-	-	P	-	-
F	Brewery, Distillery, or Winery	-	-	-	-	-	-	-	P	P	P	P	CU	P	P	-
G	Broadcasting Studio	-	-	-	-	-	-	-	SE	P	P	P	SE	P	P	-
H	Car Wash	-	-	-	-	-	-	-	-	-	-	-	CU	P	P	-
I	Casino/Charitable Gaming Facility	-	-	-	-	-	-	-	-	P	-	-	-	P	-	-
J	Commercial School	-	-	-	-	-	-	CU	P	P	P	P	P	P	P	-
K	Commercial Equipment & Supply	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
L	Entertainment or Recreational Facility, Indoor	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-
M	Entertainment or Recreational Facility, Outdoor	CU	CU	-	-	-	-	-	-	-	-	-	-	P	-	-
N	Funeral Services	-	-	-	-	-	-	CU	-	-	-	-	-	P	P	P
O	Garden Center	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
P	Medical Clinic	-	-	-	-	-	-	CU	P	P	P	P	P	P	-	-
Q	Pharmacy	-	-	-	-	-	-	CU	P	P	P	P	P	P	-	-
R	Private Club/Lodge	-	-	-	-	-	-	-	P	P	P	-	P	P	-	-
S	Restaurant	-	-	-	-	-	CU	CU	P	P	P	P	P	P	-	-
T	Sexually Oriented Business	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-
U	Shooting Range, Indoor	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-
V	Shooting Range, Outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
W	Tattoo/Piercing Parlor	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-
X	Tobacco/Hookah/Vaping Establishment	-	-	-	-	-	-	-	P	P	CU	-	CU	P	-	-
Y	Truck & Heavy Equipment Sales, Rental, and Repair	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-
Z	Vehicle Fueling Station	-	-	-	-	-	-	-	CU	-	-	-	CU	P	P	-
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Table 4.3-A																
PRINCIPAL USES		R-S	R-1A	R-1B	R-2	R-M	MX-1	MX-2	DT-1	DT-2	Millyard	ID	BC-1	BC-2	IND	CV
AA	Vehicle Rental or Sales	-	-	-	-	-	-	-	-	-	-	-	SE	P	CU	-
AB	Vehicle Repair, Major	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-
AC	Vehicle Repair, Minor	-	-	-	-	-	-	-	CU	-	-	-	CU	P	P	-
AD	Veterinary Services	CU	-	-	-	-	-	-	-	-	-	-	-	P	P	-
<b>4.3-A.7 Industrial</b>																
A	Industrial, Artisan or Craftsman	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-
B	Industrial, Heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-
C	Industrial, Light	-	-	-	-	-	-	-	-	-	P	P	-	P	P	-
D	Bulk Fuel Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	-
E	Excavation, Commercial	CU	-	-	-	-	-	-	-	-	-	-	-	-	CU	-
F	Outdoor Storage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-
G	Research or Laboratory Facility	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-
H	Self-Service Storage Facility	-	-	-	-	-	-	-	-	-	CU	-	-	P	P	-
I	Towing Facility/Impound Yard	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
J	Warehouse/Distribution Facility	-	-	-	-	-	-	-	-	-	P	P	-	P	P	-
K	Waste Processing/Recycling Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-
<b>4.3-A.8 Transportation</b>																
A	Airport	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-
B	Dispatch Facility	-	-	-	-	-	-	-	SE	-	SE	SE	-	CU	P	-
C	Freight Terminal	-	-	-	-	-	-	-	-	-	-	-	-	CU	P	-
D	Parking Lot	-	-	-	-	-	-	CU	-	-	-	-	CU	P	P	-
E	Parking Structure	-	-	-	-	-	-	CU	CU	CU	CU	CU	CU	CU	CU	-
F	Passenger Terminal	-	-	-	-	-	-	-	P	P	P	-	-	P	P	-
G	Pedestrian or Bicycle Path	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
H	Railway Facilities	-	-	-	-	-	-	-	CU	-	CU	-	CU	CU	CU	-
I	Truck Stop	-	-	-	-	-	-	-	-	-	-	-	-	CU	P	-
<b>4.3-A.9 - Infrastructure - Communications and Utilities</b>																
A	Essential Public Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
B	Solar Farm	P	-	-	-	-	-	-	-	-	-	SE	-	P	P	P
C	Telecommunications Tower	-	-	-	-	-	-	-	-	-	-	CU	-	CU	P	CU
D	Utilities & Services, Major	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	-
E	Utilities & Services, Minor	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	SE
F	Wind Farm	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	CU

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1:15pm - 1:45pm

Central Business service district

Highest Priority Wetlands

Zoning Districts (Effective March 1, 2026)

Transparency

Zoning Districts (Effective March 1, 2026)

- ACH: Amoskeag Corporation Housing Historic District Overlay
- AMH: Amoskeag Millyard Historic District Overlay
- GHD: Gaslight Historic District Overlay
- LMPOD: Lake Massabesic Protection Overlay District
- ML-GMZ: Manchester Landfill Groundwater Management Zone
- CV: Conservation District
- R-S: Residential-Suburban District - Low Density
- R-1A: Residential One-Family District - Medium Density
- R-1B: Residential One-Family District - High Density
- R-2: Residential Two-Family District
- R-M: Residential Multifamily District
- MX-1: Mixed-Use District - Neighborhood
- MX-2: Mixed-Use District - General
- DT-1: Downtown District - Center
- DT-2: Downtown District - Core
- MLL: Millyard District
- ID: Innovation District
- BC-1: Business Corridor District - Neighborhood
- BC-2: Business Corridor District - Regional Center
- IND: Industrial District

Easements

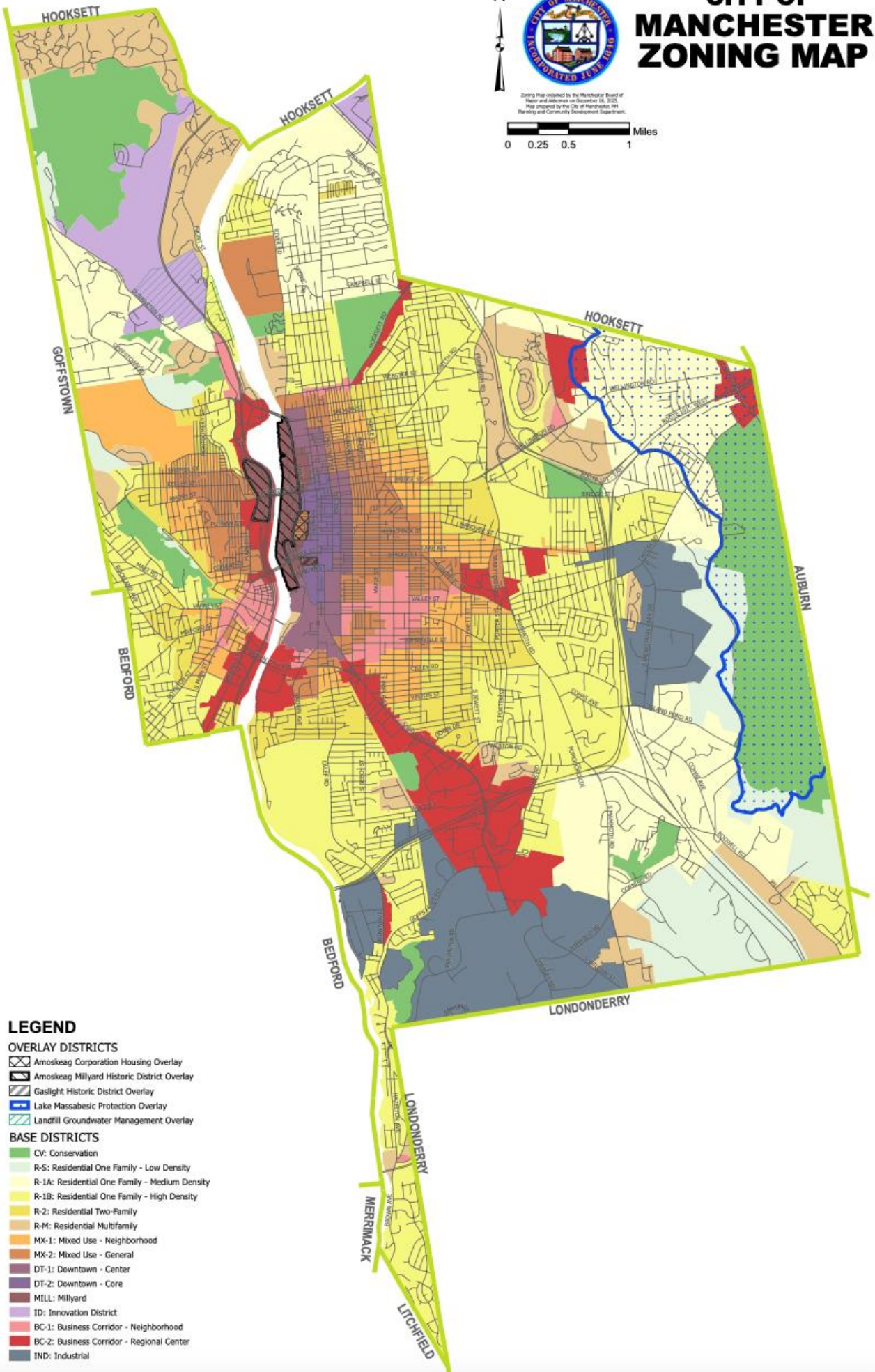
ROOMS/FUITS

AVERAGE

# CITY OF MANCHESTER ZONING MAP



Zoning Map created by the Manchester Board of Mayor and Aldermen on December 16, 2020. Map prepared by the City of Manchester, Planning and Community Development Department.



## LEGEND

### OVERLAY DISTRICTS

- Amoskeag Corporation Housing Overlay
- Amoskeag Millyard Historic District Overlay
- Gaslight Historic District Overlay
- Lake Massabesic Protection Overlay
- Landfill Groundwater Management Overlay

### BASE DISTRICTS

- CV: Conservation
- R-S: Residential One Family - Low Density
- R-1A: Residential One Family - Medium Density
- R-1B: Residential One Family - High Density
- R-2: Residential Two-Family
- R-M: Residential Multifamily
- MK-1: Mixed Use - Neighborhood
- MK-2: Mixed Use - General
- DT-1: Downtown - Center
- DT-2: Downtown - Core
- MILL: Millyard
- ID: Innovation District
- BC-1: Business Corridor - Neighborhood
- BC-2: Business Corridor - Regional Center
- IND: Industrial