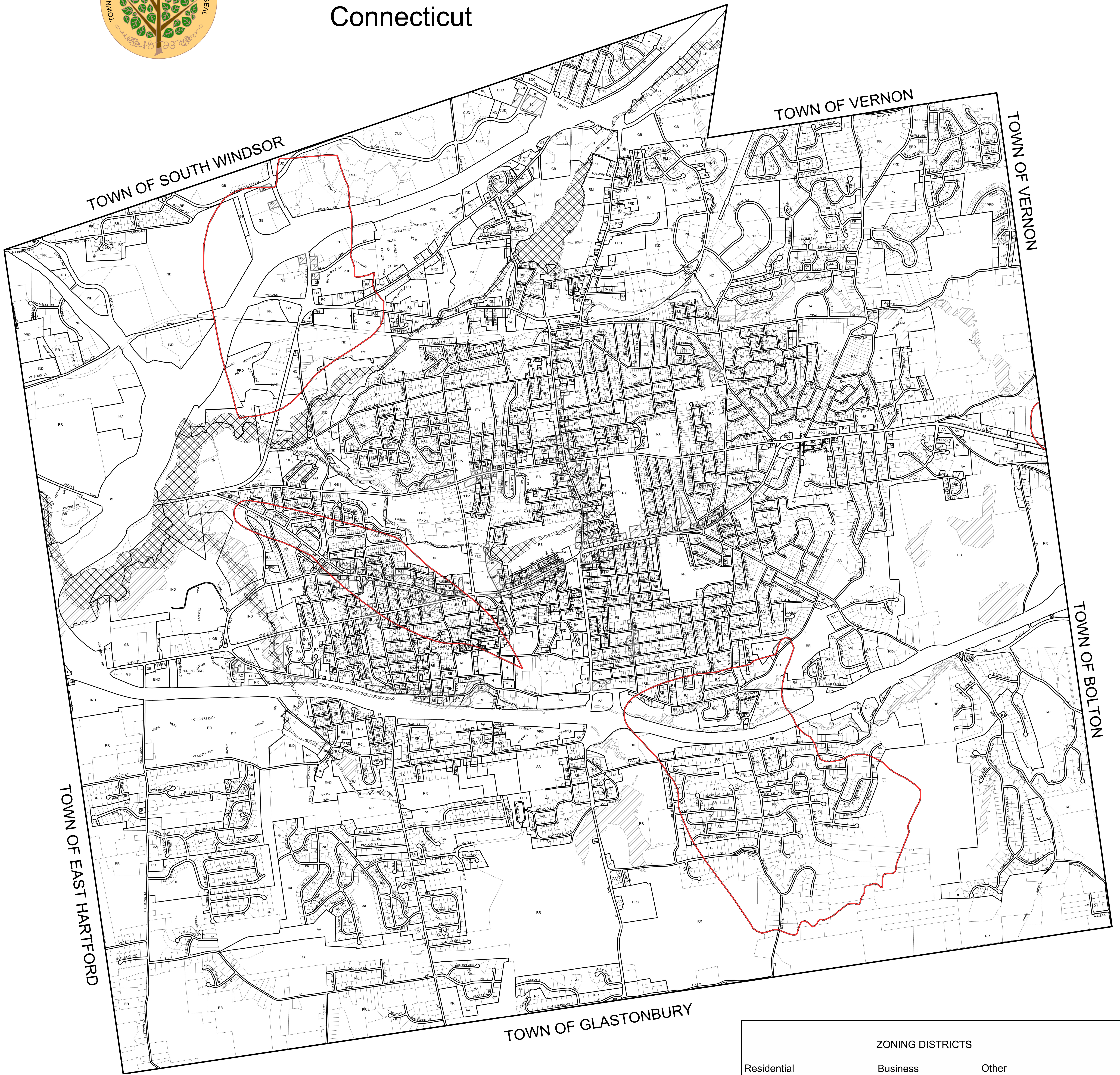




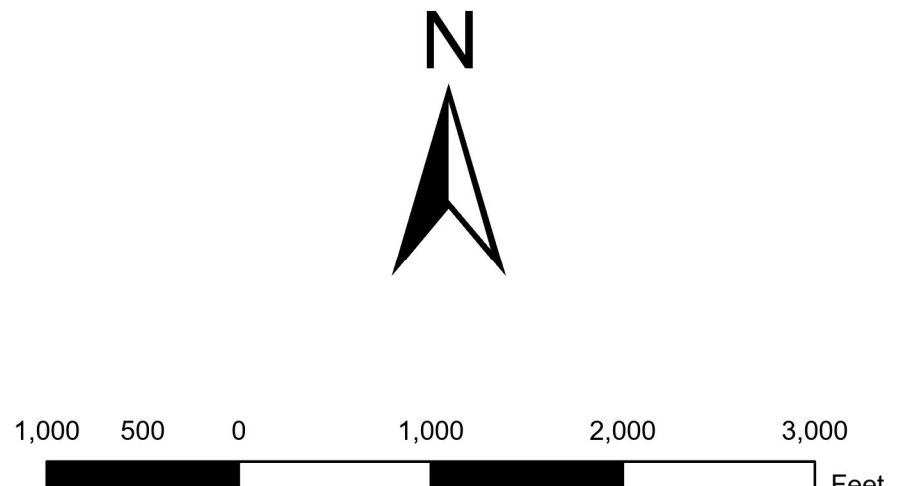
ZONING MAP

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: February 13, 2025
 EFFECTIVE DATE OF LAST ZONE CHANGE:
 February 24, 2025



ZONING DISTRICTS		
Residential	Business	Other
RR - Rural Residence	NB - Neighborhood Business	CUD - Comprehensive Urban Development
rr - Rural Residence (Cluster Regulations Apply)	SDC - Special Design Commercial	H - Historic
AA - Residence AA	GB - General Business	IND - Industrial
aa - Residence AA (Cluster Regulations Apply)	CBD - Central Business District	OSP - Off Street Parking
RA - Residence A	B1 - Business I	FBZ - Form-Based Zone
RB - Residence B	B2 - Business II	Flood Zone AE
RC - Residence C	B3 - Business III	Floodway
RM - Residence M	B5 - Business V	Design Overlay Zone
PRD - Planned Residence Development		Level A Aquifer Protection Areas
EHD - Elderly Housing Development		