

Notice: The following Residence M (RM) zone regulations were in effect until January 26, 1981, at which time they were repealed and replaced with the Planned Residence Development (PRD) zone regulations. At that time there were several properties that had been approved and developed under the RM zone requirements, and the RM zone designation still appears on the Manchester zoning map. Properties approved or developed under the RM zone regulations are considered legal and conforming uses. Any proposals to modify a development in an approved RM zone will be reviewed against the RM zone regulations. The RM zone only applies to those properties that were zoned RM on or before January 26, 1981.

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ARTICLE II ZONING USES

ARTICLE II Section 7 - RESIDENCE M ZONE

A Residence M Zone is a medium density residential district which allows or requires a proportion of different types of housing on any developed site and is designed to encourage the building of owner-occupied houses of moderate cost in proportion to multi-family dwellings.

Residence M Zones should be established with reasonable consideration as to the character of the neighborhood, and its suitability for the types and density of dwellings permitted and with a view to conserving the value of buildings and encouraging the most appropriate use of land.

Other uses deemed compatible with residential use are also permitted by virtue of being a permitted use of a Special Exception.

All uses are subject to requirements which are set forth in this Section for each particular use, and no buildings or land shall be used and no building shall be erected except as provided for in this section.

7.01 Proportion of Residential Uses

Except for small restricted sites which are defined and provided for in paragraph 7.01.04, all tracts shall be developed to contain a variety of housing types in accordance with paragraphs 7.01.01, 7.01.02 and 7.01.03 of this regulation, except that if the area of 1/3 of the tract is less than 1.5 acres, the portion of the tract which may be developed for group dwellings or duplex housing shall be a maximum of 1.5 acres.

7.01.01 Single-family Houses

The entire site area may be developed for single-family houses in accordance with requirements set forth in 7.05.01 of this section.

7.01.02 Duplex Housing

A maximum of one third of the site area may be developed for duplex housing in accordance with requirements set forth in 7.05.02 of this section.

7.01.03 Group Dwellings

A maximum of one third of the site area may be developed for Group Dwellings in accordance with requirements set forth in 7.05.03 of this section.

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7.01.04 Restricted Sites

A restricted site is a tract which cannot be expanded because of developed boundaries, or a small tract which is recorded in the Town Clerk's Office on or before January 25, 1972.

- *(a) A small restricted site not exceeding 1.5 acres may be developed for duplex housing and group dwellings, or both, except that the Commission may approve construction of duplex housing or group dwellings, or both, on restricted tracts with areas in excess of 1.5 acres if the Commission finds that such a tract is difficult to develop in accordance with the requirements of paragraphs 7.01.01, 7.01.02 and 7.01.03 by reasons of site configuration, difficult terrain, existence of inland wetlands, or other good reasons.

7.02 Utilities

7.02.01 All uses shall have public sanitary sewer and water.

7.02.02 All electric power lines shall be underground.

7.03 Need for Subdivision

Except for small isolated tracts which will contain group dwellings only, all development shall be on lots which are designated on an approved and recorded plan of subdivision.

A plan of subdivision shall clearly indicate the area or lots which are to be developed for single-family houses, duplex houses and group dwellings. The duplex house lots for each duplex dwelling shall be clearly indicated.

7.03.02 No building permit shall be issued unless the proposed building or buildings will be located correctly on a lot or area specifically designated for such use on a recorded plan of subdivision.

7.04 Maximum Building Height

The maximum building height shall be 30 feet.

7.05 Permitted Uses

The minimum lot area and dimension requirements for permitted uses shall be as set forth in Paragraph 7.05 of the section.

7.05.01 Single-family houses subject to the following requirements except as permitted in 7.05.01(a):

Maximum Building Density	4.0 houses per acre
Minimum Lot Area	9,000 square feet
Minimum Building-Line Dimension	75 feet
Minimum Front Yard	40 feet
Minimum Rear Yard	25 feet
Minimum Side Yard	8 feet
*Minimum total habitable floor area for all houses	850 square feet
*Minimum habitable ground floor area for 2-story houses	550 square feet
Maximum Buildable Area	35% of the lot area
Maximum habitable stories	2

- (a) The minimum lot area, building line dimension as required in section 7.05.01 may be modified by the Commission at the time of subdivision plan approval in accordance with section 7.05.01 (b) and 7.05.01 (c).
- (b) Where adverse geographical conditions, or difficult site configuration exists, the Commission may reduce the minimum area and/or building line dimensions by an amount not to exceed 15% provided the maximum building density in the subdivision is not increased.
- (c) In the event the Commission requires a plan of subdivision to include provisions for additional future access roads to lands not included in the subdivision or for tracts for municipal public utility uses such provision shall not cause a reduction of the permitted building density and lot areas and building line dimensions may be reduced so that a building density of 4 houses per acre may be maintained.

7.05.02 Duplex Housing - 2 story

Duplex housing shall mean 2-story side-by-side dwellings with a common dividing wall. Each dwelling shall be on a separate subdivided lot and intended for private ownership.

Maximum Building Density	4 duplex structures per acre
Minimum lot area for each dwelling	4500 sq. ft. (i.e. 9000 sq. ft. for each duplex structure)
*Minimum Building Line Dimension	80 feet
Minimum front yard for each dwelling	25 feet
Minimum rear yard for each dwelling	30 feet

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*Minimum side yard for each dwelling	10 feet
*Minimum habitable floor area for each dwelling (There shall be no mutual floor areas)	850 square feet

7.05.03 Group Dwellings

Group dwellings are buildings or building containing family dwelling units, each building containing not less than 3 and not more than 8 dwelling units.

Group dwellings shall include Garden Apartments, Town Houses and Row Housing.

(a) Approval of plans

All development shall be in accordance with plans approved by the Planning and Zoning Commission.

The Commission shall approve plans within 65 days after receipt if it finds that said plans indicate that the requirements of this section have been met.

(b) Minimum site area

The minimum site area for Group Dwellings shall be 20,000 square feet.

*(c) Lot width the street frontage

A Group Dwelling site shall have not less than 50 feet frontage on an improved and Town-accepted street.

*(d) Road widths and design within developed area

All private roads designed for vehicular traffic shall have the following minimum widths:

- (1) Two way traffic - 24 feet
- (2) One way traffic - 16 feet
- (3) One way traffic with parking on one side (45°) - 16 ft.
- (4) One way traffic with parking on one side (60°) - 18 ft.
- (5) One way traffic with parking on one side or with parking on both sides (90°) - 24 ft.

No parking within these minimum widths shall be permitted. The minimum inside turning radius shall be 24 feet.

All roads which are proposed to become Town-owned streets shall be constructed to Town standards.

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All roads shall be designed to facilitate traffic circulation, and all cul-de-sacs shall have a turnabout circle constructed to Town standards or in lieu thereof shall have a road pattern approved by the Fire Chief.

If the site has only one entrance (combined ingress and egress) the roads within the development shall be interconnected wherever possible.

(e) Density of Units - Maximum Floor Area

The total aggregate of living area (floor area) contained in Group Dwelling structures shall not exceed 20 percent of the Group Dwelling site area.

*(f) Minimum Living Areas

The minimum living area for Group Dwelling residential units shall be as follows:

Efficiency (no separate bedroom)	650 sq. ft.
One-bedroom unit	650 sq. ft.
Two-bedroom unit	800 sq. ft.

and for each bedroom in excess of two add an additional 150 sq. ft.

(g) Maximum Stories

No building shall have more than 2 habitable stories except that the Commission may approve a building with 3 stories if the natural ground slope is suitable. The third story shall have access either from ground level or the interior stair arrangement shall be such that occupants of the uppermost floor shall not be required to traverse more than one story.

No 3 story building shall be erected within 100 feet of a single-family lot.

(h) Yards and Building Spacing

The distance between any building and a lot line shall be not less than 30 feet.

The minimum space between buildings shall be as follows:

- 50 feet where both walls contain a window (s).
- 30 feet where only one of the facing walls contain a window(s).
- 15 feet where neither of the facing walls contain a window.

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7.05.03 (i) Site Drainage

The site shall be adequately drained to carry off storm water.

The method of storm water discharge shall be approved by the Director of Public Works.

Roof drainage pipes shall not discharge onto, or across any sidewalk.

(j) Off-Street Vehicle Parking

Parking spaces shall be provided on the site at a ratio of two spaces for each dwelling unit.

Indoor parking, garages or carports may be provided.

All parking area surface shall be constructed of bituminous or masonry concrete.

All parking areas shall be adequately drained and illuminated. Lights shall not shine into the faces of persons external to the site.

All parking areas shall be located and designed to facilitate emergency vehicle traffic movement and to avoid congestion.

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All parking areas shall be located and designed to ensure 15 feet unobstructed distance between parked vehicles and principal buildings.

*(k) Fire Hazard Precautions

The construction of all buildings shall be as required by the Connecticut General Statutes and the Connecticut Basic Building Code.

There shall be heat detectors installed in all heating rooms and indoor garages, and warning sounding devices shall be installed in the corridors of all buildings.

Heater rooms in basements designed for communal use shall have an access door from outside of the building.

Fire hydrants shall be installed so that no portion of a building is more than 250 feet from a hydrant or placed in accordance with requirements of the Fire Chief.

(l) Acoustic Control

Adequate soundproofing shall be required in all buildings containing dwelling units. As a minimum requirement for acoustic control herein, the standards and recommendations as set out in the latest edition of Section M 405 of the Federal Housing Administration, Minimum Property Standards for Multi-Family Housing shall be complied with, and the Architect shall certify compliance on all relevant construction drawings.

(m) Laundry Facilities

Outdoor laundry facilities, including clotheslines, are prohibited.

*(n) Landscaping

The Group Dwellings Site shall be landscaped, graded and developed to preserve and establish natural vegetation for beauty, recreation, screening and shade.

There shall be provided a landscaped border of not less than 5 feet in width adjacent and parallel to all sides of the site excepting points of entry. The landscaped border shall be appropriately planted with a mixture of evergreen and deciduous shrubs, coniferous evergreens and flowering and shade trees in such manner that it develops as a natural screen. This requirement may be waived for borders which abut public streets.

There shall be provided grassed or wooded area suitable for the safe play of children or quiet relaxation of adults, appropriately located throughout the development at a rate of not less than 500 square feet per dwelling unit except that for every bedroom in excess of two per dwelling unit there shall be provided additional grassed open area suitable for children's recreation at a ratio of 1,000 square feet for each said bedroom. This grassed area shall be in one parcel and shall have a slope not exceeding 5 percent.

All poisonous plants shall be eliminated.

(o) Application for Commission Approval

An application for approval of a Group Dwelling development shall include the following:

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7.05.03 (1) Site Information Plan

4 copies of a plan having a scale of not less than one inch equals 60 feet showing:

Accurate description of the site, prepared by a Licensed Land Surveyor.

Topographic and geographic features including contour lines at 5 foot interval.

Existing structures and easements.

(2) Location Plan

4 copies of a plan having a scale not less than one inch equals 60 feet showing:

Location of buildings and accessory uses.

Street layout with proposed names.

Vehicle parking areas with number of spaces.

Landscaping with plant types and quantities.

Table of space ratios.

(3) Engineering Plan and Profile

4 copies of a plan having a scale not less than one inch equals 40 feet showing:

Grades and levels to be established (contours).

Storm water drainage details.

Public sanitary sewer and water supply lines including connection points to existing systems.

Hydrant locations.

Roadway details - including cross sections.

(4) Building Detail Plan

4 copies of a plan showing:

Floor area of each type of unit.

Exterior building materials.

Exterior perspective of elevations of building.

Table showing the number of units per building and the number of bedrooms per unit.

(p) Bonding Requirement

Before a building permit may issue, the Town shall have received and accepted a cash bond or a bond of a corporate surety company licensed to do business, and having a business in the State of Connecticut, in an amount and with surety and conditions securing to the Town of Manchester within a time period specified in the bond, the actual construction of all public improvements and shall include landscaping.

The bond shall be in an amount equal to the cost of constructing the improvements as estimated by the Town of Manchester.

In the event the Town of Manchester accepts and adopts streets within, or serving a Group Dwelling development, the Town shall release only ninety percent of the original bond and shall hold ten percent of the original bond for a period of one year in order that the Town may be protected against faulty construction.

(q) Control of Issue of Certificates of Occupancy

The issue of Certificates of Occupancy shall be limited to 80 percent of the number of dwelling units contained in the project until:

- (1) All improvements covered by the bond have been completed to the satisfaction of the Town.
- (2) Plans showing correct location and depth of all utilities within the development, certified by an engineer, have been received and accepted by the Town.
- (3) All recreational facilities shown on the approval plan of development are installed.

- 7.05.04 Schools and Education uses
- 7.05.05 Nursery School Conducted in a Church or Municipal Building
- 7.05.06 Churches and Places of Worship
- 7.05.07 Municipal Parks, Playgrounds and Recreation Areas including related Buildings and Equipment.

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7.05.08 Municipal Facilities

7.05.09 Public Libraries

7.05.10 Public Utility Structures

7.05.11 Accessory Uses

7.06 Special Exceptions

Certain uses subject to special requirements may be authorized by the Zoning Board of Appeals after a public hearing.

7.06.01 Nursery school - new construction

A nursery school may be built and operated at the discretion of the Zoning Board of Appeals.

The Board shall find that the location is suitable for school purposes and that no traffic problems will be created.

Special requirements

- (a) The area of the site shall be not less than 12,000 square feet and the building line dimension not less than 100 feet.
- (b) The design of the building shall harmonize with single family homes.
- (c) The site shall be adequately fenced for child safety and shall be effectively screened with evergreen shrubs or trees against abutting premises in a manner required by the Board.
- (d) Adequate on-site vehicle parking shall be provided.

7.06.02 Nursery school - conducted in residence

A nursery school may be conducted in a private residence at the discretion of the Zoning Board of Appeals.

The Board shall find that the building which is to contain the school is satisfactory in matters of design and repair of structure, that the space within the building to be devoted to school purpose is adequate, that the open space around the house is suitable for outside recreation activity and that the location is suitable in reference to traffic.

Special requirements

- (a) No evidence of the nature of use shall be placed or exhibited in the front yard.
- (b) Adequate on-site vehicle parking shall be provided.

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- (c) The lot shall be adequately fenced for child safety, and shall be effectively screened with evergreen shrubs or trees against abutting premises in a manner required by the Board.

7.06.03 Housing for the Elderly/Handicapped

May be developed at the discretion of the Planning and Zoning Commission in accordance with the requirements of Article IV, Section 15.

7.06.04 Carnivals and Circuses

May be conducted at the discretion of the Zoning Board of Appeals in accordance with the requirements of Article IV, Section 16.