



Rezoning Manchester to Address Community Housing Needs

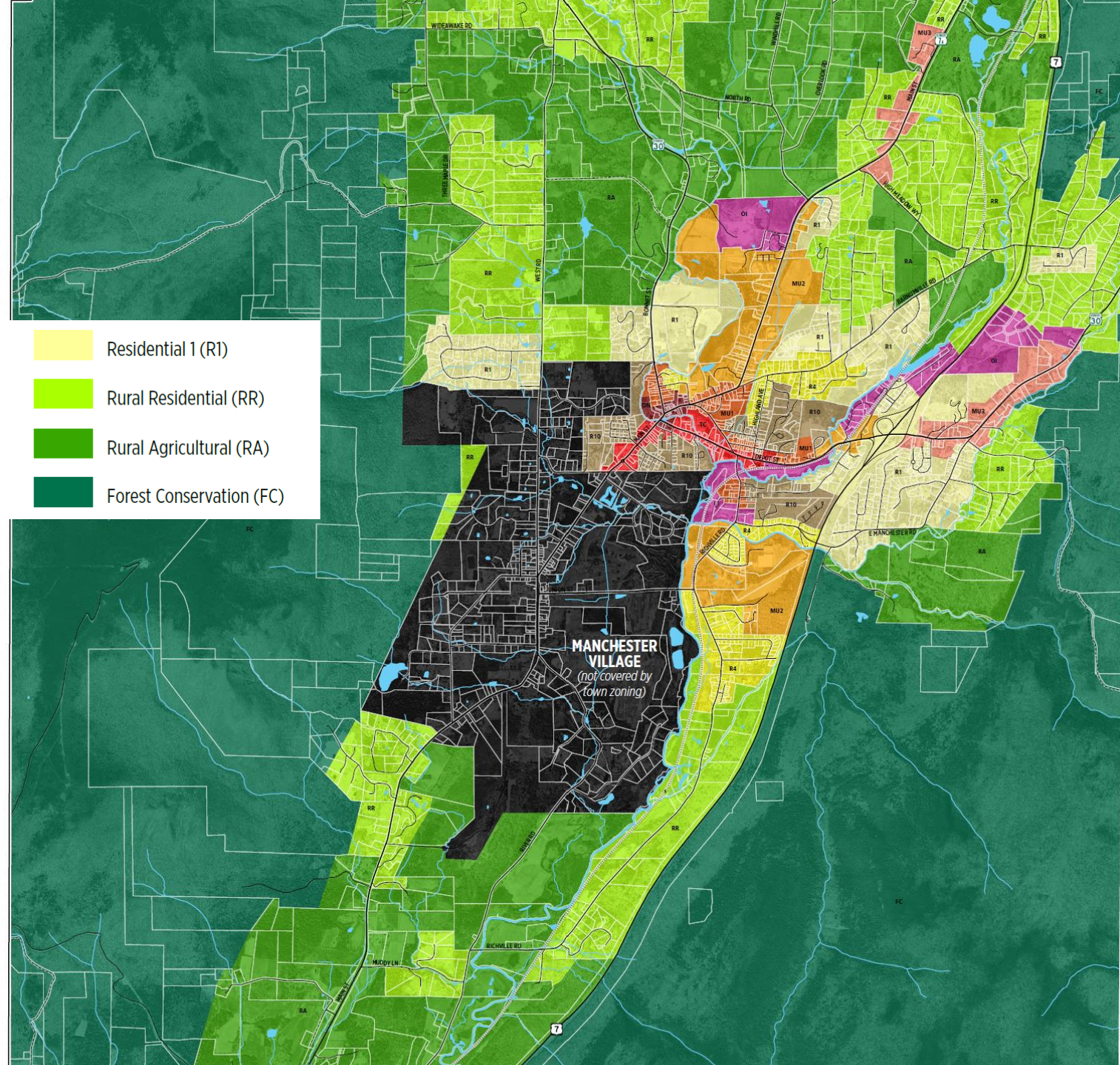


Old Zoning: 7 basic zoning districts with 12 overlay districts.

New Zoning: 12 basic zoning districts with 3 overlay districts.



- **Matched actual residential densities to that allowed by zoning district. Less noncompliance.**
- **Radically increased residential density allowances and building heights in the core, while decreasing it in the rural areas.**
- **Allowed for clustered housing subdivisions in the rural areas with significant protection of original parcel. No resulting loss in development potential for individual residential lots.**



Inn at Willow Pond



Adaptive Reuse Provision:

Allow conversion of nonresidential structures to housing without regard to density limits of zoning district.



Other Zoning Changes

- Allow for very small dwelling units.
- Give height bonuses for under-building parking, affordable and workforce housing.
- Define workforce housing broadly.
- Give density bonuses in rural areas with clustered housing and open space protection.



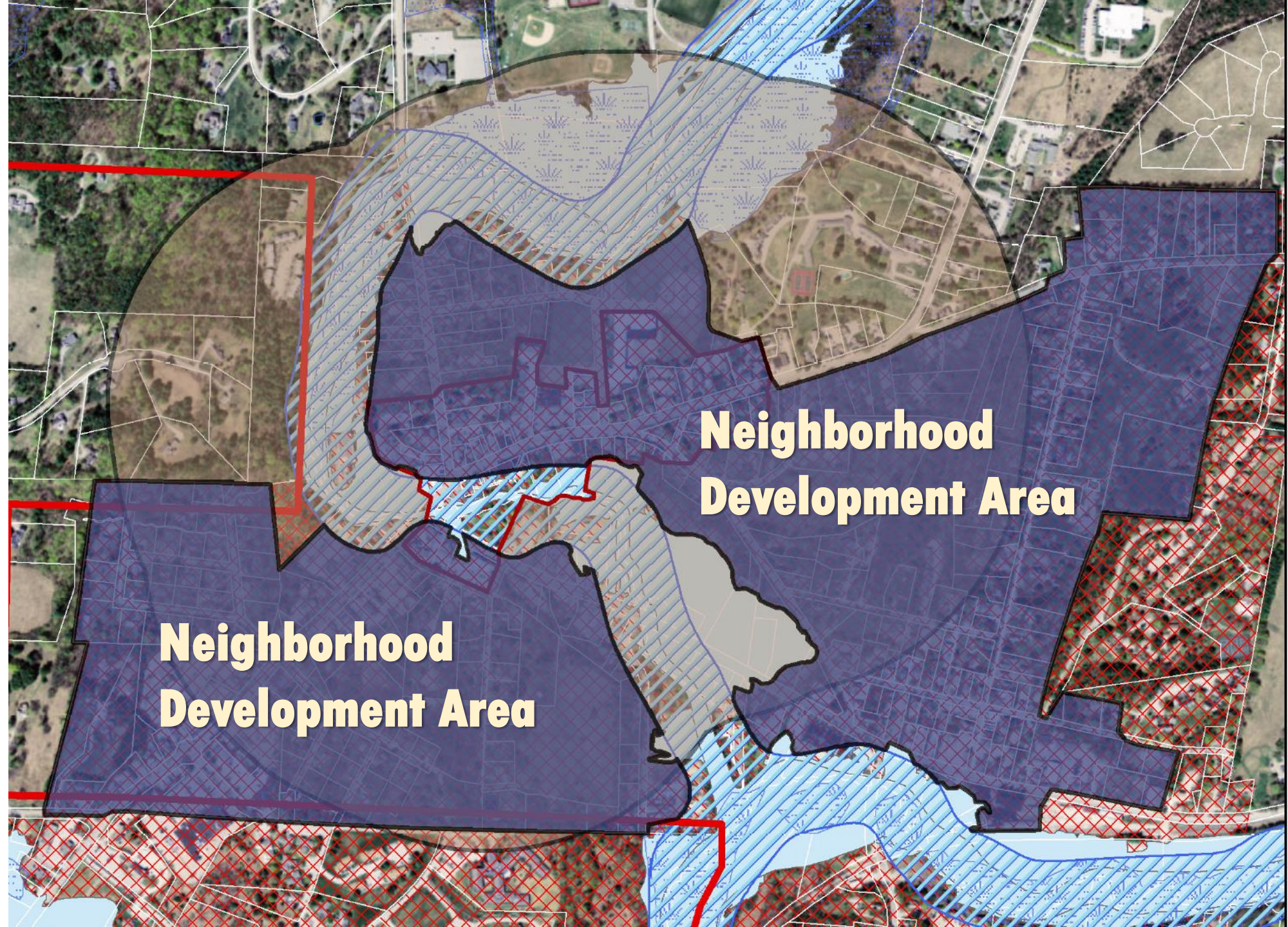
Potential Future Zoning Changes

Eliminate single family residential zoning.

Allow any single family structure to be converted to duplex.

Reduce restrictions on accessory dwelling units.



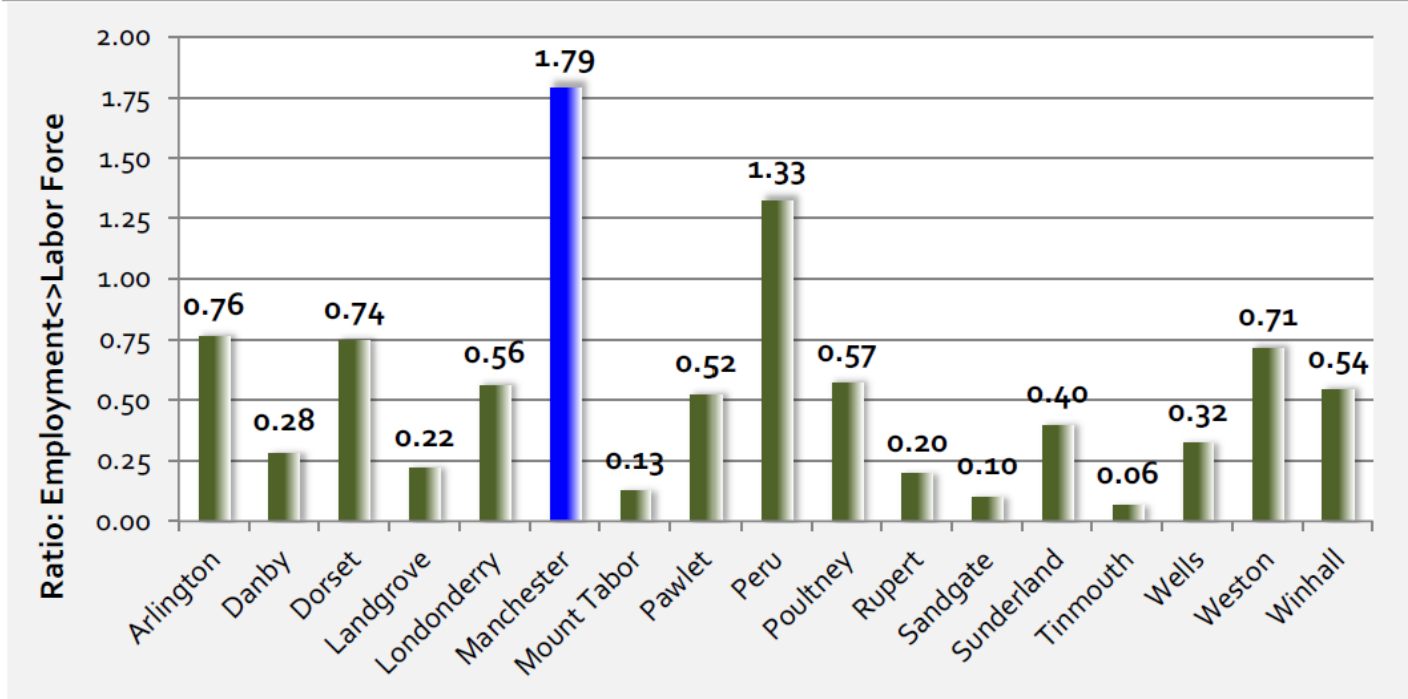


**Neighborhood
Development Area**

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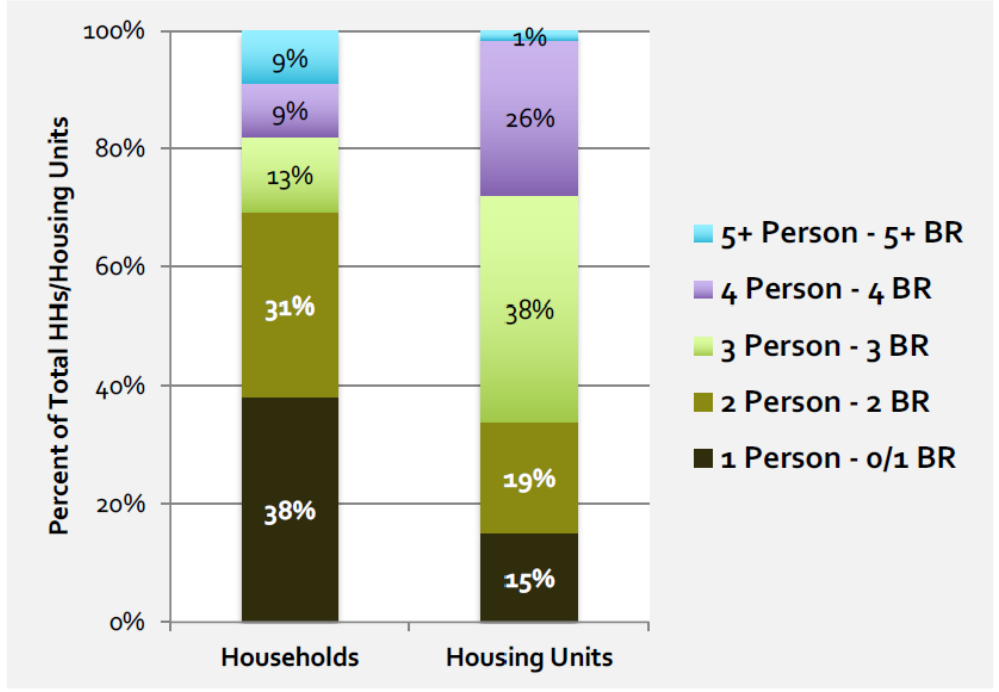
Downtown Mixed Use Market Study

Ratio of Local Jobs to Labor Force: Manchester LMA Communities

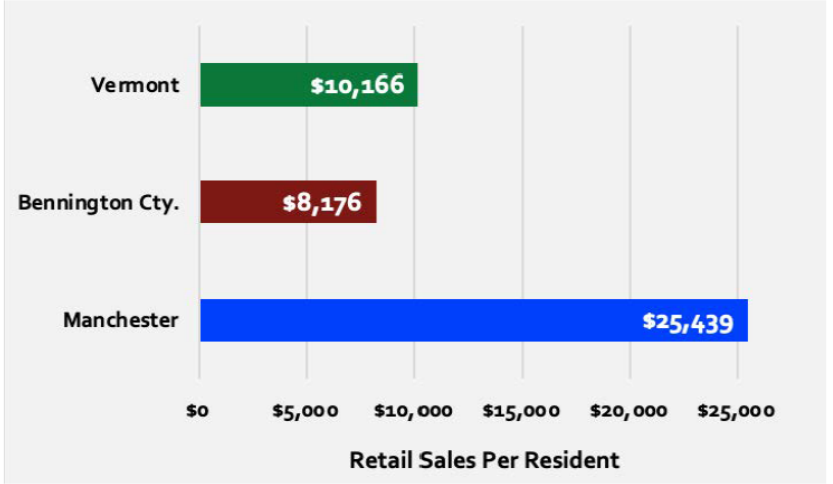


Because there are more jobs than workers living in Manchester, the community attracts a net inflow of commuters; persons who live in other communities but who work in Manchester. While some of these commuters may prefer to live in their current community, a segment would probably opt to move to Manchester if suitable or affordable housing were to become available.

Comparison: Manchester Households by Size vs. Manchester Occupied Housing Units by Size



Retail Sales Per Resident: Manchester; Bennington Cty.; Vermont (2018)



Downtown Mixed Use Pro Formas

- Is a downtown mixed use development feasible given new zoning and NDA Designation?
- Neither site pencils out for conventional financing of a mixed use development with 40 units of housing.

- Why not?
- What can the town do to make it feasible?
- Can the state help via Downtown Program or other?

