



City of Manchester Archives
One City Hall Plaza
Manchester, NH 03101
603.624.6455 – mintranuovo@manchesternh.gov
www.manchesternh.gov/archives

Collection Summary

Repository: Manchester City Archives. Office of the City Clerk. City of Manchester, NH.

Creator: Planning and Community Development Department. City of Manchester, NH.

Title: Zoning Ordinances

Collection Number: 0411.001

Accession Number: 2013.101

Dates: 1926 - 2014

Volume: 1 linear foot

Languages: Collection materials are in English.

Related Collections: Building Codes (0411.007); Planning Records (0411.006); Planning and Zoning Board Meeting Minutes (0411.005); Zoning Board of Adjustment Records (0411.008).

Access: Access to collection is open to the public. Please contact the archives for an appointment to view materials. Cite the collection number, box and folder numbers when making an appointment.

Digital Note: Materials are not accessible online at this time.

Conservation Notes: Not applicable.

Finding Aid Prepared by: Mike Intranuovo, 2017.

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Historical Note

On November 20, 1923, the Board of Mayor and Aldermen authorized Mayor Trudel to appoint a committee of citizens, cooperating with the city government, to establish a City Planning and Zoning Board. By December of the same year, the board was established and members were appointed. Since the board existed before municipalities in New Hampshire had the authority to zone, the board initially focused on proposing new legislation to the state government. With the assistance of the United States Department of Commerce, a bill was introduced to the New Hampshire State Senate to empower municipalities to adopt zoning regulations. After the bill became state law in 1925, a city resolution passed in May 1926 giving the board the power of zoning regulations.

Shortly thereafter, the Planning and Zoning Board disunited into two separate, but related, entities: the Planning Board and the Board of Adjustment.

The Board of Adjustment was created in compliance with the provisions of Section 7, Chapter 92, NH State Laws of 1925, entitled “An Act to empower municipalities to adopt Zoning Regulations,” and the zoning ordinance passed by the Board of Mayor and Aldermen on January 4, 1927 and signed by Mayor Moreau on January 18, 1927. In February 1927, Mayor Moreau divided Manchester into five districts of approximately equal area and appointed one resident from each to the Board of Adjustment. The board was given the power to permit the erection of buildings, permit the substantial restoration or reconstruction within twelve months of a non-conforming building damaged by fire, explosion, flood, etc., permit aviation fields, greenhouses, cemeteries, hospitals, etc., as well as several other powers as listed in the original 1927 zoning ordinance.

Prior to 1927, a demand in Manchester arose from businesses and homeowners for protection from undesirable developments near their property. The city recognized that zoning would be an appropriate solution, and the results were favorable for several years. After World War II, the original zoning ordinances were proving to be outdated. Although amendments to the original ordinance were made, the need for a new set of zoning regulations was apparent by the early 1960s. It wasn't until the mid-1960s, almost forty years since the original zoning ordinance was established, that Manchester would pass a new zoning ordinance.

By the 1990s, the Board of Adjustment began being referred to as the Zoning Board of Adjustment (ZBA). The board continues to serve as an intermediate step when a property owner would otherwise seek a zoning amendment from the legislative body or take court action.

Collection Description

This collection consists of the City of Manchester's local zoning ordinances, starting with the first ordinance issued in 1927. In general, zoning regulations are established and updated to promote health, safety, morals, and the general welfare of a community by controlling the physical development of land and the kinds of uses to which each individual property may be put. Zoning ordinances typically specify the areas in which residential, industrial, commercial, etc. activities may take place within the city.

The collection creates a linear history of the evolution of Manchester's zoning regulations, and may have some insight into the physical history of the city.

Arranged chronologically.

Inventory

| Folder Title | Box Number | Folder Number |
|--|-------------------|----------------------|
| Zoning for Manchester: A Comprehensive Plan prepared by the Planning and Zoning Board, 1926 | 01 | 01 |
| Zoning Ordinance: As Passed by the BMA, January 18, 1927 with Subsequent Amendments, June 1936 | 01 | 02 |
| Zoning Ordinance: June 02, 1964 | 01 | 03 |
| Zoning Ordinance: As Passed by the BMA, January 05, 1965 with Subsequent Amendments, March 06, 1990. (One copy printed June 01, 1990; one copy printed March 05, 1992) | 01 | 04 |
| Zoning Ordinance: As Passed by the BMA, January 05, 1965 with Subsequent Amendments, September 13, 1994 | 01 | 05 |
| Zoning Ordinance: As Passed by the BMA, February 07, 2001 | 01 | 06 |
| Zoning Ordinance: As Passed by the BMA, February 07, 2001 with Subsequent Amendments, February 01, 2005 | 01 | 07 |
| Zoning Ordinance: As Passed by the BMA, February 07, 2001 with Subsequent Amendments, September 02, 2014 | 01 | 08 |