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MEMORANDUM

TO: Paul Braun, City Planner, City of Manitowoc
Adam Tegen, Community Development Director
City of Manitowoc Plan Commission

FROM: Dominic Marlow, AICP, GRAEF

DATE: September 19, 2025

SUBJECT: Summary of Zoning Rewrite Materials for the September 2025 Plan Commission

SUMMARY: The consultant team has produced draft recommendations for updated zoning districts, land uses, dimensional standards, and select development standards, as follows:

Draft Deliverables *(subject to change)*

The consultant team recommends focusing primarily on the 3 appendices and draft zoning map below as the primary structure of the zoning code rewrite:

- Appendix A – Land Use Table
- Appendix B – Land Use Definitions and Standards
- Appendix C – District Dimensional Standards
- Proposed Zoning Map

These additional articles provided in the agenda packet represent a large portion of the development standards applicable to all districts, and they give a good representation of how the rest of the code will be structured. Other similar articles such as parking standards and architectural design standards are forthcoming.

- Article 21 – Site Design Standards
- Article 22 – Landscaping Standards
- Article 24 – Outdoor Lighting Standards

These draft articles and zoning materials serve as some of the primary content of the zoning code, addressing the following functions:

Appendix A – Land Use Table: The Land Use Table show what land uses are permitted (or conditional or not allowed) in each district. The columns represent each of the updated zoning districts. The rows represent every land use proposed in the zoning code. Rows are categorized into major groups to help organize the use listing. The first several groups list principal uses, while the following groups list more special uses and accessory uses.

Each listed use corresponds to a land use definition and standard as shown in Appendix B. Each zoning district corresponds to a zoning district with district dimensional standards such as setbacks and height limits as show in Appendix C.

This table can be amended over time as the code evolves, providing an easy place to control all the permitted and conditional uses in the City. In general, the consultant team and City staff working group are recommending to significantly reduce the number of conditional uses in the City. Instead, a more robust set of use-specific standards has been developed for Appendix B. This gives the City greater discretion and authority due to recent State legislation limiting municipal control of conditional uses.

Appendix B – Land Use Definitions and Standards: The Land Use Definitions and Standards defines each land use as shows in Appendix A – Land Use Table. Each listed use is defined and may include a list of Supplemental Standards that apply to that land use regardless of the zoning district it is in. Some standards only apply to certain districts, where noted.

This Land Use listing provides an easy, central location to control land uses and can be amended, added to, and refined over time as the code evolves to regulate land uses in a fair and objective manner.

Appendix C – District Dimensional Standards: The District Dimensional Standards provide the bulk, density, and form-based standards for each district applicable to all land uses in that district. This is similar to how the current code lists standards such as setbacks, height limits, etc. The new format includes these in a consistent table format.

The first page includes a graphic that will be provided for each district, corresponding to each standard with a letter to help with the interpretation and understanding of the various standards.

Each listed standard corresponds to a definition for the interpretation of each standard. These definitions will be provided in a future article. Most of the standards will have a detailed explanation and corresponding graphic to ensure understanding of each dimensional standard.

Proposed Zoning Map: The proposed zoning map is provided to show how the proposed consolidation of districts will change the zoning map. Except in the case of special districts and the proposed City Center (see following paragraph), the changes in district designations is entirely based on the renaming and consolidation of districts. (i.e. All current R-1 and R-2 zoned properties would become RR-1). Property-specific zoning changes will not be made as a part of this rewrite except in the case of special districts (this does not affect residential districts).

The proposed City Center Districts (CC-1 and CC-2) are proposed as a specific boundary of the central downtown and the downtown periphery where traditional, urban core, mixed land uses comprise the downtown. These will be explained in more detail during the presentation and are also explained in the Open House exhibit boards.

Four proposed special districts are included that will address uses such as airports, railroads, port properties, and annexations that will give the City better legislative control of these types of properties that are subject to specific State legislation that otherwise limits local authority.

Article 21 – Site Design Standards: The Site Design Standards are applicable to all developments regardless of district or land use (except as otherwise specified in the article). This includes things like the location of sidewalks, waste enclosures, building arrangements, etc. Many of these standards reference other parts of the code, but Article 21 will be useful as a comprehensive listing of all standards applicable to developments so that users of the code are aware of all that is relevant to their development.

Article 22 – Landscaping Standards: Landscaping Standards were a major focus of the working group to provide enhanced design quality for new projects and expansions of existing properties. Several new landscaping requirements are added to the current requirements such as street landscaping and buffers between incompatible zoning districts. Landscaping for signs and waste enclosures has also been added. There is a useful explanation of the proposed landscaping changes in the Open House exhibit boards.

Article 24 – Outdoor Lighting Standards: Outdoor Lighting Standards are provided to control light spill onto adjacent properties. This article specifies the standards and requirements for installing outdoor lighting.