



CITY OF MANITOWOC
WISCONSIN, USA
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January 24, 2020

To: Mayor and Common Council

From: Paul Braun, City Planner

Subject: PC 6-2020: Amendment to Chapter 15 Regarding Bed and Breakfasts, Residential Dwellings and Short-Term Rentals.

At the January 22, 2020 meeting of the Manitowoc City Plan Commission, the Commission recommended to the Common Council the following action:

Approve the proposed amendments to Chapter 15 – Zoning Code.

Granicus #: 20-0066
Attachments: Ordinance

ORDINANCE

An Ordinance to amend Chapter 15 of the Manitowoc Municipal Code regulating Comprehensive Zoning.

The Mayor and Common Council of the City of Manitowoc do ordain as follows:

Section 1. Section 15.030 is amended to read as follows:

“15.030 Definitions.

...
Basement-Cellar. Basement shall mean ...

Bed and Breakfast Establishment means any place of lodging that ~~provides four or fewer rooms for rent for more than 10 nights in a 12-month period, is the owner’s personal residence, is occupied by the owner at the time of rental, and in which the only meal served to guests is breakfast.~~ Satisfied all of the following:

1. Provides eight or fewer rooms for rent to no more than a total of twenty tourists or transients at any time;
2. Provides no meals other than breakfast and provides the breakfast only to renters of the place;
3. Is the owner’s personal residence;
4. Is occupied by the owner at the time of rental;
5. Was originally built and occupied as a single-family, or, prior to use as a place of lodging, was converted to use and occupied as a single-family residence.

...
Residential care apartment complex means ...

...
Residential Dwelling means any building, structure, or part of the building or structure, that is used or intended to be used as a home, residence, or sleeping place by one person or by two or more persons maintaining a common household, to the exclusion of others, as defined in Wis. Stat. §66.0615(1)(d).

...
Shopping center means ...

Short-Term Rental means a residential dwelling that is offered for rent for a fee for fewer than 29 consecutive days, as defined in Wis. Stat. §66.0615(1)(dk).

...”

Section 2. Section 15.090 is amended to read as follows:

“15.090 R-1, Residential-Agricultural District

...
(2) Specific Uses Permitted. ...

...
(p). Bed and Breakfasts and short-term rentals.

Accessory buildings and uses to the specific uses permitted shall also be permitted.

(3) Conditional Uses Permitted. ...

...
~~(k) Bed and breakfast establishment meeting all State Statutes and local ordinance requirements;~~ repealed;

...”

Section 2. Section 15.110 is amended to read as follows:

“15.110 R-2, Single-Family District.

...
(2) Specific Uses Permitted....

...

(f) Bed and Breakfasts and short-term rentals.

Accessory buildings and uses to the specific uses permitted shall also be permitted.

(3) Conditional Uses Permitted....

...

~~(h) Bed and breakfast establishments meeting all State Statutes and local ordinance requirements;~~ **repealed;**

...”

Section 3. Section 15.130 is amended to read as follows:

“15.130 R-3, Single-Family District.

...

(2) Specific Uses Permitted....

...

(g) Bed and Breakfasts and short-term rentals.

Accessory buildings and uses to the specific uses permitted shall also be permitted.

(3) Conditional Uses Permitted....

...

~~(h) Bed and breakfast establishments meeting all State Statutes and local ordinance requirements;~~ **repealed;**

...”

Section 4. Section 15.150 is amended to read as follows:

“15.150 R-4, Single- and Two-Family District.

...

(2) Specific Uses Permitted....

...

(g) Bed and Breakfasts and short-term rentals.

Accessory buildings and uses to the specific uses permitted shall also be permitted.

(3) Conditional Uses Permitted....

...

~~(h) Bed and breakfast establishments meeting all State Statutes and local ordinance requirements;~~ **repealed;**

...”

Section 5. Section 15.170 is amended to read as follows:

“15.150 R-5, Low Density Multiple-Family District.

...

(2) Specific Uses Permitted....

...

(h) Bed and Breakfasts and short-term rentals.

Accessory buildings and uses to the specific uses permitted shall also be permitted.

(3) Conditional Uses Permitted....

...

~~(h) Bed and breakfast establishments meeting all State Statutes and local ordinance requirements;~~ **repealed;**

...”

Section 6. Section 15.190 is amended to read as follows:

“15.190 R-6, Multiple-Family District.

...

(2) Specific Uses Permitted....

...

(h) Bed and Breakfasts and short-term rentals.

Accessory buildings and uses to the specific uses permitted shall also be permitted.

(3) Conditional Uses Permitted....

...

~~(f) Bed and breakfast establishments meeting all State Statutes and local ordinance requirements;~~ **repealed;**

...”

Section 7. Section 15.210 is amended to read as follows:

“15.210 R-7, Central Residence District.

...
(2) Specific Uses Permitted....

...
(h) **Bed and Breakfasts and short-term rentals.**

Accessory buildings and uses to the specific uses permitted shall also be permitted.

(3) Conditional Uses Permitted....

...
~~(k) Bed and breakfast establishments meeting all State Statutes and local ordinance requirements;~~ **repealed;**
...”

Section 8. 15.230 is amended to read as follows:

“15.230 B-1, Office-Residential District.

...
(2) Specific Uses Permitted....

...
(p) Bed and Breakfasts and short-term rentals.

Accessory buildings and uses to the specific uses permitted shall also be permitted.

(3) Conditional Uses Permitted....

~~(a) Bed and breakfast establishments meeting all State Statutes and local ordinance requirements;~~ **repealed;**
...”

Section 9. 15.430 is amended to read as follows:

“...
(4) Minimum Off-Street Parking Space Requirements

...
7. Bed and Breakfast Establishments, **Short Term Rentals.** A minimum of one parking space for each guest room, plus two spaces per dwelling unit.
...”

Section 10. This ordinance shall take effect the day after publication.

INTRODUCED _____ ADOPTED _____

Justin M. Nickels, Mayor

Fiscal Impact: \$0
Funding Source: n/a
Finance Director Approval: /sc
Approved as to form: /em

This resolution was drafted by Elizabeth Majerus, Assistant City Attorney