

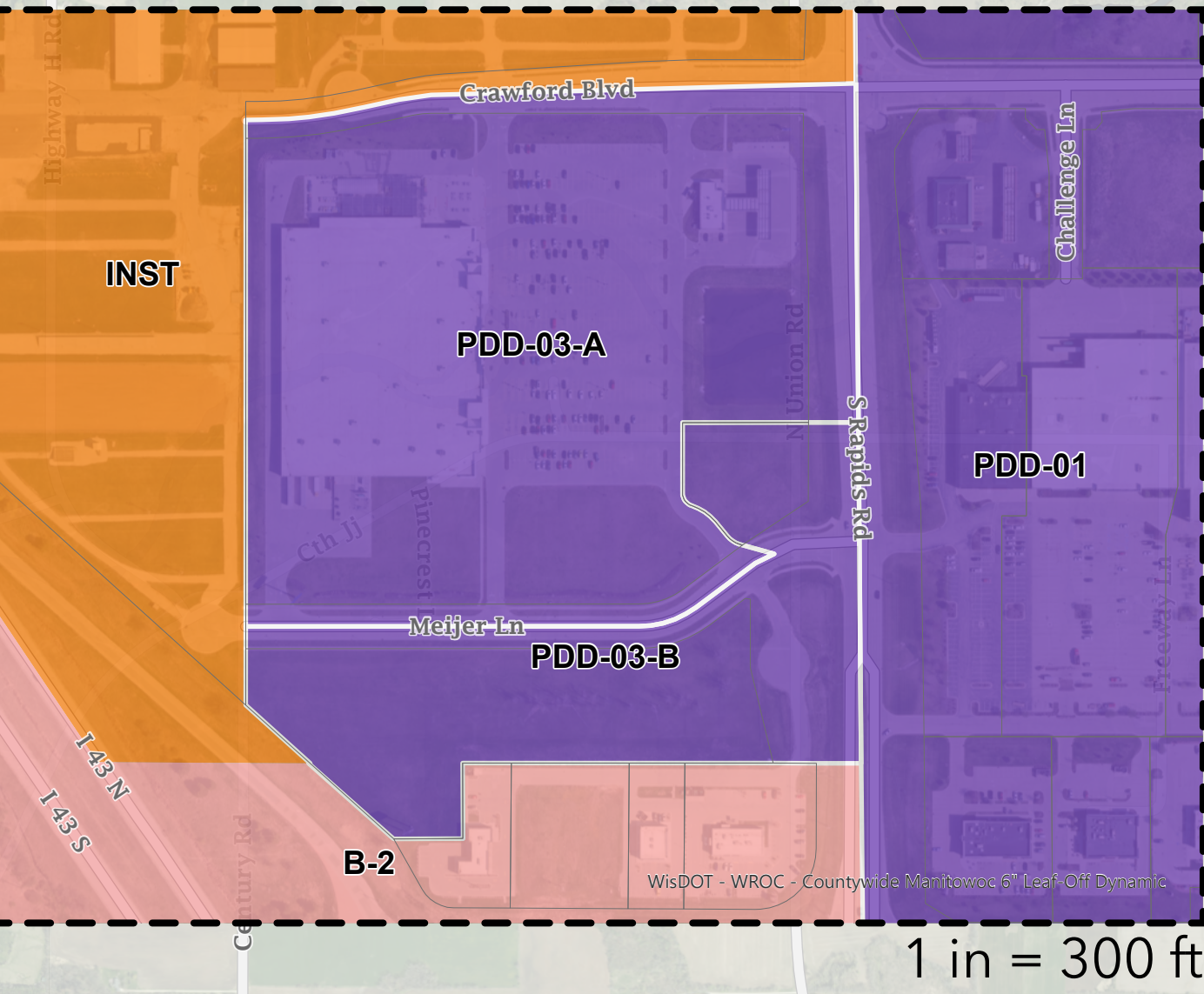
City of Manitowoc

Proposed Zoning Map

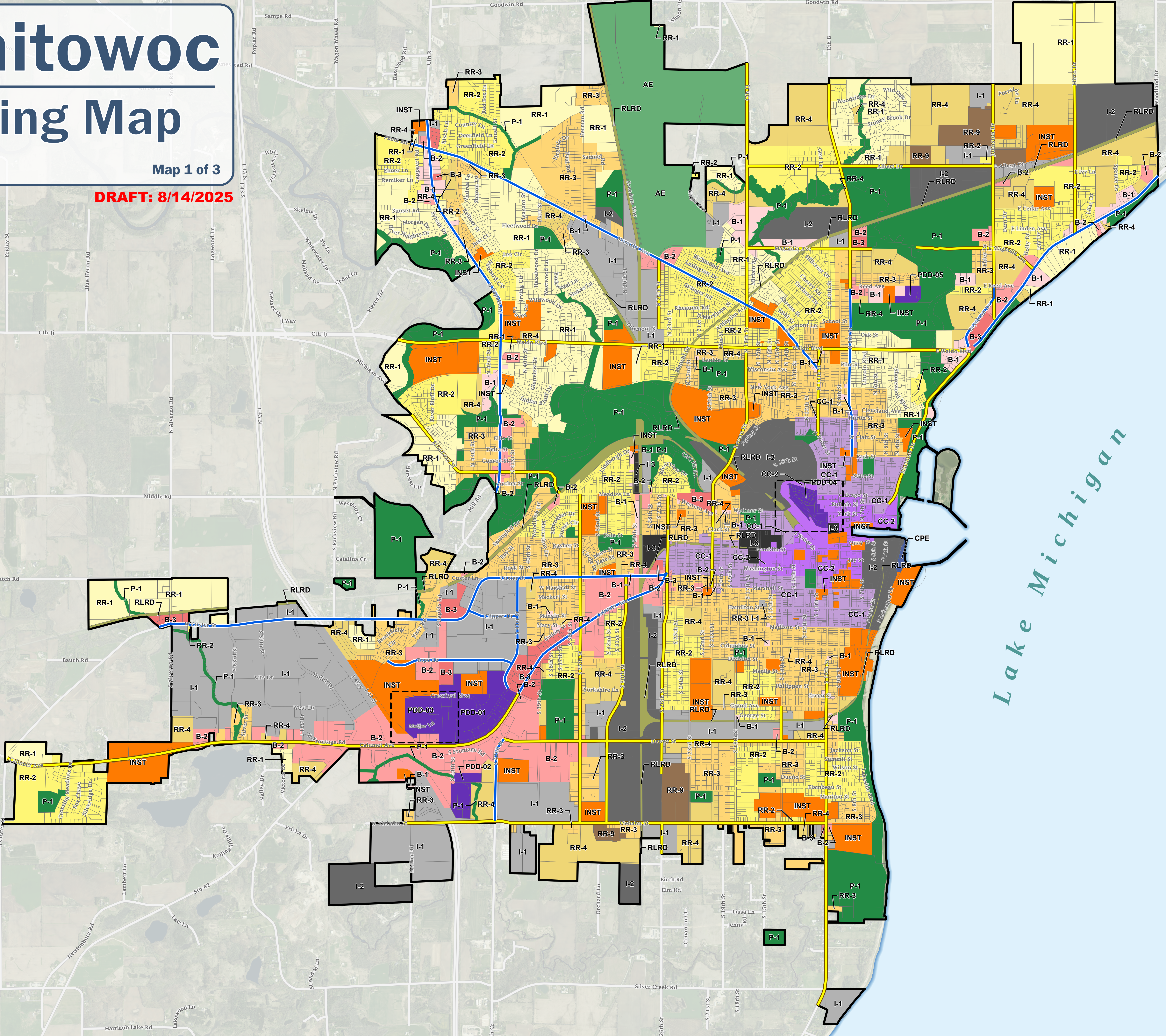
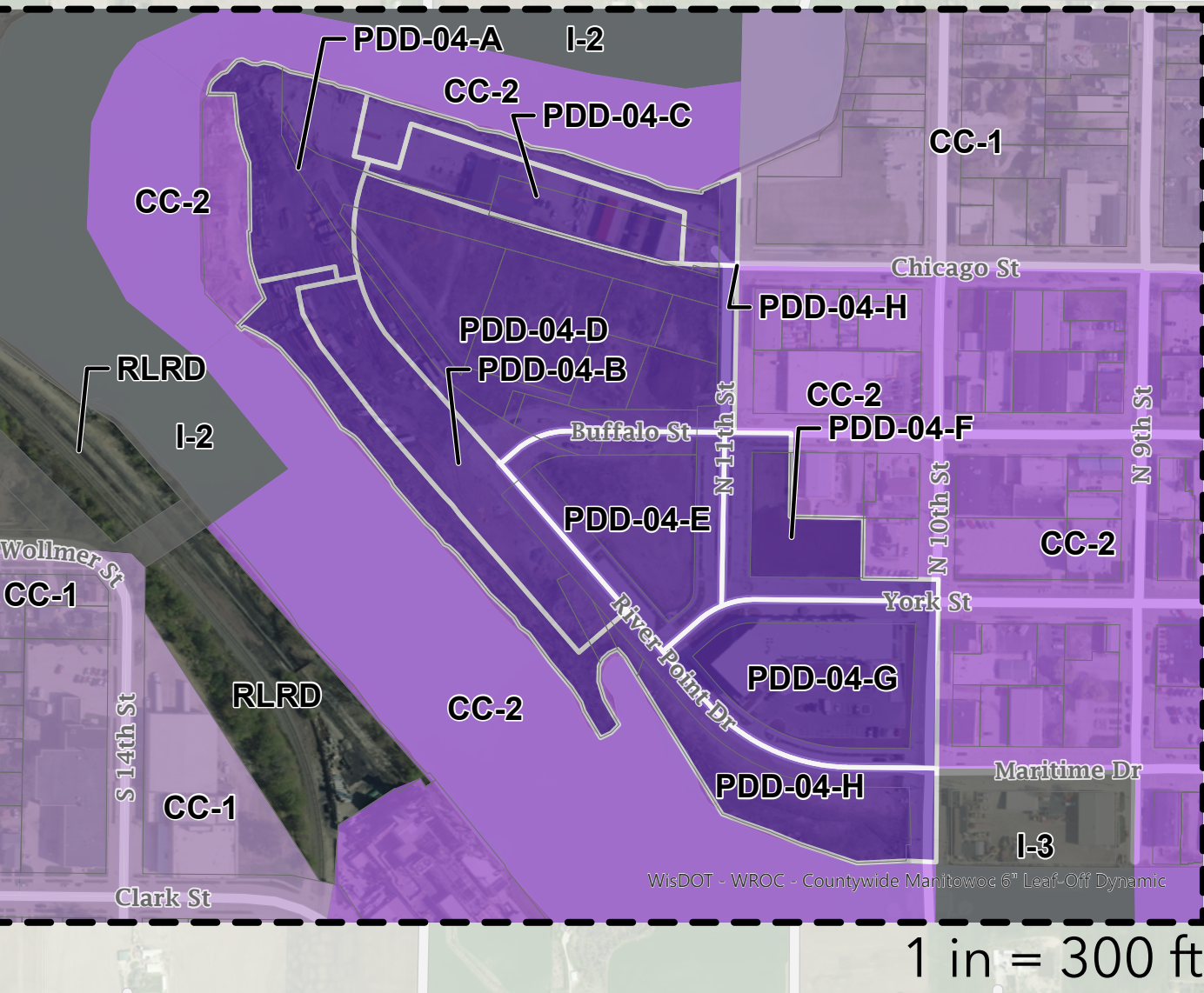
Map 1 of 3

DRAFT: 8/14/2025

PDD-03 Subdistricts



PDD-04 Subdistricts



Certification

Mayor Name	Mayor Signature	Date
City Clerk Name	City Clerk Signature	Date

History of Recent Revisions

Ordinance	Date of Adoption	Description
1501	January 28, 2025	The City revised the zoning map as part of a citywide zoning code rewrite.

Base Zoning Districts

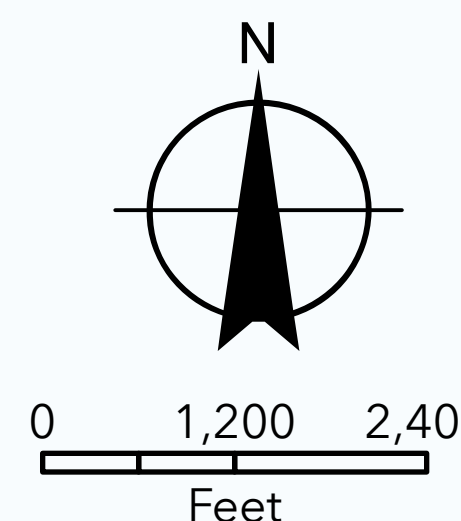
- Residential**
 - RR-1 Single-Family and Two-Family Suburban Residential
 - RR-2 Single-Family and Two-Family Urban Residential
 - RR-3 Urban Neighborhood
 - RR-4 Multi-Family Residential
 - RR-8 Planned Mixed Residential
 - RR-9 Manufactured Home Neighborhood
- Commercial**
 - B-1 Neighborhood Business
 - B-2 Community Business
 - B-3 General Business
- Industrial**
 - I-1 Light Industrial
 - I-2 Heavy Industrial
 - I-3 Urban Industrial
- Special**
 - INST Institutional
 - P-1 Conservancy
 - AE Aviation Enterprise
 - CPE Commercial Port Enterprise
 - RLRD Railroad
 - UT Urban Transition
- City Center**
 - CC-1 City Center Transition
 - CC-2 Central Business

Planned Development

- PDD-01 Harbor Town Center
- PDD-02 Cinema Square
- PDD-03 A Meijer - Lot 1 Subdistrict
- PDD-03-B Meijer - Lots 2 and 3 Subdistrict
- PDD-04-A River Point - Riverside West Subdistrict
- PDD-04-B River Point - Riverside South Subdistrict
- PDD-04-C River Point - Riverside North Subdistrict
- PDD-04-D River Point - Center North Subdistrict
- PDD-04-E River Point - Center South Subdistrict
- PDD-04-F River Point - East 11th Subdistrict
- PDD-04-G River Point - West 10th Subdistrict
- PDD-04-H
- PDD-05 The Preserves at Lincoln Park

Major Street 25ft Setbacks

- Building Setback Only
- Building & Parking Setback



1 in = 1,200 ft

