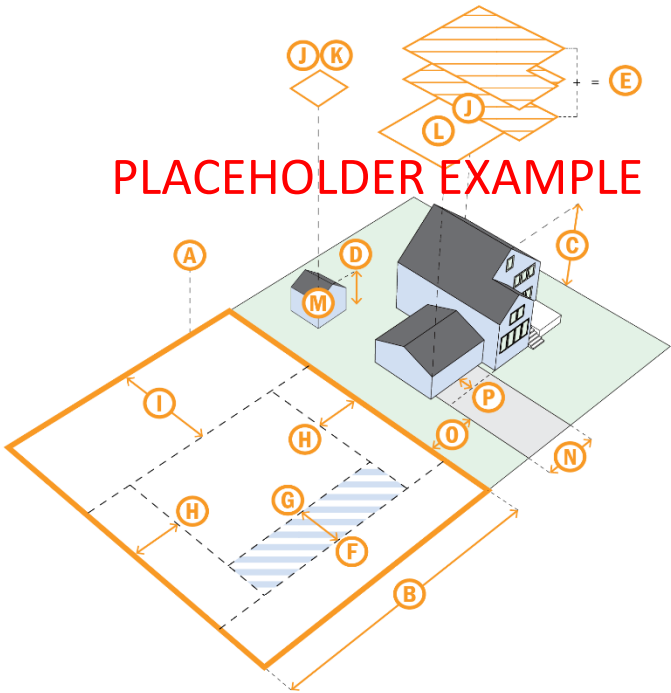


Appendix C
Zoning Districts and Dimensional Standards

Single-Family Residential (RR-1) District
This district is intended to accommodate single-family dwellings and accessory dwelling units along with compatible community and civic uses.



Lot Standards		Details
A	Lot area, minimum	§ 35.____ 8,400 square feet
B	Lot width, minimum	§ 35.____ 70 feet
Building Standards		
C	Principal building height, maximum	§ 35.____ 35 feet; subject also to airport height provisions § ____
D	Accessory building height, maximum	§ 35.____ Not to exceed the principal structure height; subject also to airport height provisions § ____
E	Dwelling unit size, minimum	§ 35.____ 1,200 square feet
Setbacks		
F	Street-yard setback, minimum	§ 35.____ 20 feet; 25 feet from major streets
G	Attached garage street yard setback, minimum	§ 35.____ 25 feet
H	Side-yard setback, minimum	§ 35.____ 7.5 feet; none for townhomes
I	Rear-yard setback, minimum	§ 35.____ 25 feet
J	Detached accessory building setback, minimum	§ 35.____ 25 feet in a street yard, see architectural requirements § ____; 2 feet in a side or rear yard
Site Standards		
K	First floor area of detached accessory buildings, maximum	§ 35.____ Not to exceed the first floor area of the principal structure
L	First floor area of attached garage, maximum	§ 35.____ None
M	Number of detached accessory buildings, maximum	§ 35.____ 3
Other		

- Discussion Draft (09-16-2025) -

Single-Family and Two-Family Urban Residential (RR-2) District

This district is intended to accommodate a mix of medium density housing consisting of single-family dwellings and accessory dwelling units. Compatible community, neighborhood commercial, and civic uses may also be located in the district.

Lot Standards		Details	
A	Lot area, minimum	§ 35.____	5,000 square feet
B	Lot width, minimum	§ 35.____	40 feet
Building Standards			
C	Principal building height, maximum	§ 35.____	35 feet; subject also to airport height provisions § ____
D	Accessory building height, maximum	§ 35.____	Not to exceed the principal structure height;; subject also to airport height provisions § ____
E	Dwelling unit size, minimum	§ 35.____	750 square feet
Setbacks			
F	Street-yard setback, minimum	§ 35.____	15 feet; 25 feet from major streets
G	Attached garage street setback, minimum	§ 35.____	25 feet
H	Side-yard setback, minimum	§ 35.____	6 feet
I	Rear-yard setback, minimum	§ 35.____	25 feet
J	Detached accessory building setback, minimum	§ 35.____	25 feet in a street yard, see architectural requirements § ____; 2 feet in a side or rear yard
Site Standards			
K	First floor area of detached accessory buildings, maximum	§ 35.____	Not to exceed the first floor area of the principal structure
L	First floor area of attached garage, maximum	§ 35.____	Not to exceed the first floor area of the principal structure
M	Number of detached accessory buildings, maximum	§ 35.____	2
Other			

- Discussion Draft (09-16-2025) -

Urban Neighborhood (RR-3) District

This district is intended to accommodate a mix of housing consisting of single-family dwellings, multi-family buildings and townhomes not to exceed six units per structure. Compatible community, neighborhood commercial, and civic uses may also be located in the district.

Lot Standards		Details
A	Lot area, minimum	§ 35.____ 4,000 square feet plus 500 square feet for each dwelling unit exceeding 2
B	Lot width, minimum	§ 35.____ 40 feet; 28 feet for townhomes
Building Standards		
C	Principal building height, maximum	§ 35.____ 35 feet; subject also to airport height provisions § ____
D	Accessory building height, maximum	§ 35.____ Not to exceed the principal structure height;; subject also to airport height provisions § ____
E	Dwelling unit size, minimum	§ 35.____ 400 square feet
Setbacks		
F	Street-yard setback, minimum	§ 35.____ 10 feet; 25 feet from major streets
G	Side-yard setback, minimum	§ 35.____ 6 feet; excluding adjoining townhomes
H	Rear-yard setback, minimum	§ 35.____ 25 feet
I	Detached accessory building setback, minimum	§ 35.____ 10 feet in a street yard, see architectural requirements § ____; 2 feet in a side or rear yard
Site Standards		
J	First floor area of detached accessory buildings, maximum	§ 35.____ Not to exceed the first floor area of the principal structure
K	First floor area of attached garage, maximum	§ 35.____ Not to exceed the first floor area of the principal structure
L	Number of detached accessory buildings, maximum	§ 35.____ 3
Other		
M	Parking lot setback, minimum	§ 35.____ 6 feet; must be screened. See landscaping and screening standards (§ ____)

Multi-Family Residential (RR-4) District

This district is intended to accommodate primarily multi-family buildings and townhomes compatible with abutting urban single-family and mixed residential urban neighborhoods. Compatible community, neighborhood commercial, and civic uses may also be located in the district.

Lot Standards		Details	
A	Lot area, minimum	§ 35.____	4,000 square feet plus 300 square feet for each dwelling unit exceeding 2
B	Lot width, minimum	§ 35.____	40 feet; 28 feet for townhomes
Building Standards			
C	Principal building height, maximum	§ 35.____	60 feet; subject also to airport height provisions § ____
D	Accessory building height, maximum	§ 35.____	20 feet;; subject also to airport height provisions § ____
E	Dwelling unit size, minimum	§ 35.____	400 square feet
Setbacks			
F	Street-yard setback, minimum	§ 35.____	10 feet; 25 feet from major streets
G	Side-yard setback, minimum	§ 35.____	6 feet for single and two-family dwellings, excluding adjoining townhomes; 10 feet for multi-family
H	Rear-yard setback, minimum	§ 35.____	25 feet
I	Detached accessory building setback, minimum	§ 35.____	10 feet in a street yard, see architectural requirements § ____; 2 feet in a side or rear yard
Site Standards			
J	First floor area of detached accessory buildings, maximum	§ 35.____	Not to exceed the first floor area of the principal structure
K	First floor area of attached garage, maximum	§ 35.____	Not to exceed the first floor area of the principal structure
L	Number of detached accessory buildings, maximum	§ 35.____	3
Other			
M	Parking lot setback, minimum	§ 35.____	6 feet; must be screened. See landscaping and screening standards (§ ____)

Planned Mixed Residential (RR-8) District

This district is intended accommodate new residential development projects with a complimentary mix of two or more of the following housing types: single-family residences, including zero-lot line homes; duplexes; twin homes; townhomes; and multi-family.

Lot Standards		Details	
A	Lot area, minimum	§ 35.____	5,000 square feet plus 600 square feet for each dwelling unit in addition to the first
B	Lot width, minimum	§ 35.____	40 feet; 28 feet for townhomes
Building Standards			
C	Principal building height, maximum	§ 35.____	35 feet
D	Accessory building height, maximum	§ 35.____	Not to exceed the principal structure height; subject also to airport height provisions §____
E	Dwelling unit size, minimum	§ 35.____	600 square feet
Setbacks			
F	Street-yard setback, minimum	§ 35.____	0 feet for principal buildings
G	Side-yard setback, minimum	§ 35.____	5 feet except adjoining townhomes, 10 feet from all other abutting residential districts
H	Rear-yard setback, minimum	§ 35.____	25 feet for principal buildings; 5 feet for accessory buildings
I	Detached accessory building setback, minimum	§ 35.____	10 feet in a street yard, see architectural requirements §____; 2 feet in a side or rear yard
Site Standards			
J	First floor area of detached accessory buildings, maximum	§ 35.____	Not to exceed the first floor area of the principal structure
K	First floor area of attached garage, maximum	§ 35.____	Not to exceed the first floor area of the principal structure
L	Number of detached accessory buildings, maximum	§ 35.____	3
Other			
M	Parking lot setback, minimum	§ 35.____	10 feet; must be screened. See landscaping and screening standards (§____)

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Manufactured Home Neighborhood (RR-9) District

This district is intended to accommodate mobile homes and/or manufactured homes as part of a unified project, which may also include compatible community and civic uses.

Lot Standards		Details	
A	Lot area, minimum	§ 35.____	10 acres
B	Lot width, minimum	§ 35.____	450 feet
Building Standards			
C	Principal building height, maximum	§ 35.____	24 feet
D	Accessory building height, maximum	§ 35.____	12 feet
Setbacks			
E	Street-yard setback, minimum	§ 35.____	75 feet
F	Side-yard setback, minimum	§ 35.____	40 feet
G	Rear-yard setback, minimum	§ 35.____	40 feet
Site Standards			
H	Number of detached accessory buildings, maximum	§ 35.____	1 for each lot
Other			

- Discussion Draft (09-16-2025) -

Neighborhood Business (B-1) District

This district is intended to accommodate low-intensity commercial uses in a residential setting and mixed-use residential and low-intensity commercial buildings.

Lot Standards		Details	
A	Lot area, minimum	§ 35.____	None; 4,000 square feet for residential uses plus 300 square feet for each dwelling unit exceeding 2
Building Standards			
B	Principal building height, maximum	§ 35.____	35 feet; subject also to airport height provisions §____
C	Principal building first floor area, maximum	§ 35.____	15,000 square feet
D	Accessory building height, maximum	§ 35.____	20 feet; subject also to airport height provisions §____
E	Dwelling unit size, minimum	§ 35.____	400 square feet
Setbacks			
F	Street-yard setback, minimum	§ 35.____	Minimum required by any adjoining residential district; None abutting any non-residential district; 25 feet from major streets
G	Side-yard setback, minimum	§ 35.____	10 feet
H	Rear-yard setback, minimum	§ 35.____	15 feet; none adjoining an alley
I	Detached accessory building setback	§ 35.____	10 feet in a street yard, see architectural requirements §____; 2 feet in a side or rear yard
Site Standards			
J	First floor area of detached accessory buildings, maximum	§ 35.____	Not to exceed the first floor area of the principal structure
K	Number of detached accessory buildings, maximum	§ 35.____	2
Other			
L	Parking lot setback, minimum	§ 35.____	6 feet; must be screened. See landscaping and screening standards (§____)

- Discussion Draft (09-16-2025) -

Community Business (B-2) District

This district is primarily intended to accommodate commercial and mixed-use development generally on or near an arterial street.

Lot Standards		Details	
A	Lot area, minimum	§ 35.____	None; 4,000 square feet for residential uses plus 300 square feet for each dwelling unit exceeding 2
Building Standards			
B	Principal building height, maximum	§ 35.____	60 feet; subject also to airport height provisions §____
C	Accessory building height, maximum	§ 35.____	Not to exceed the principal structure or 35 feet, whichever is less; subject also to airport height provisions §____
D	Dwelling unit size, minimum	§ 35.____	400 square feet
Setbacks			
E	Street-yard setback, minimum	§ 35.____	None abutting any non-residential district; same as the required street yard of any abutting residential district; 25 feet from major streets
F	Side-yard setback, minimum	§ 35.____	None abutting any non-residential district; same as the required side yard of any abutting residential district and must be screened. See landscaping and screening standards (§____)
G	Rear-yard setback, minimum	§ 35.____	15 feet; none adjoining an alley
H	Detached accessory building setback	§ 35.____	Same as principal structure setbacks
Site Standards			
I	Number of detached accessory buildings, maximum	§ 35.____	3
Other			
J	Parking lot setback, minimum	§ 35.____	10 feet except when shared between an abutting property; must be screened. See landscaping and screening standards (§____)

General Business (B-3) District

This district is primarily intended to accommodate a wide range of large- and small-scale commercial development generally on or near a major arterial along with compatible community and civic uses.

Lot Standards		Details	
A	Lot area, minimum	§ 35.____	None
B	Lot width, minimum	§ 35.____	None
Building Standards			
C	Principal building height, maximum	§ 35.____	60 feet; subject also to airport height provisions § ____
D	Accessory building height, maximum	§ 35.____	Not to exceed the principal structure or 35 feet, whichever is less; subject also to airport height provisions § ____
Setbacks			
E	Street-yard setback, minimum	§ 35.____	25 feet
G	Side-yard setback, minimum	§ 35.____	10 feet. See landscaping and screening standards (§ ____)
H	Rear-yard setback, minimum	§ 35.____	15 feet; none adjoining an alley
Site Standards			
I	Number of detached accessory buildings, maximum	§ 35.____	3
Other			
J	Parking lot setback, minimum	§ 35.____	10 feet except when shared between an abutting property; must be screened. See landscaping and screening standards (§ ____)

City Center Transition (CC-1) District

This district is intended to accommodate existing and new land uses that are compatible with the Central Business (CC-2) district and the surrounding areas by providing an intermediate intensity/density of compatible commercial, institutional, and residential uses.

Lot Standards		Details
A	Lot area, minimum	§ 35.____ 5,500 square feet plus 300 square feet for each dwelling unit exceeding 2
B	Lot width, minimum	§ 35.____ 40 feet
Building Standards		
C	Principal building height, maximum	§ 35.____ 60 feet; subject also to airport height provisions §____
D	Accessory building height, maximum	§ 35.____ Not to exceed the principal structure height; subject also to airport height provisions §____
Setbacks		
E	Street-yard setback, minimum	§ 35.____ 10 feet; 25 feet from major streets
F	Street-yard setback, maximum	§ 35.____ 25 feet
G	Side-yard setback, minimum	§ 35.____ 6 feet, plus 1 foot for each story above the second, excluding adjoining townhomes
H	Rear-yard setback, minimum	§ 35.____ 10 feet; 15 feet adjoining a residential district
I	Detached accessory building setback, minimum	§ 35.____ 10 feet in a street yard, see architectural requirements §____; 2 feet in a side or rear yard
Site Standards		
J	First floor area of detached accessory buildings, maximum	§ 35.____ Not to exceed the first floor area of the principal structure
K	First floor area of attached garage, maximum	§ 35.____ Not to exceed the first floor area of the principal structure
L	Garage offset, maximum	§ 35.____ Not to exceed 2 feet in front of the principal facade
M	Number of detached accessory buildings, maximum	§ 35.____ 3
Other		
N	Parking lot setback, minimum	§ 35.____ 6 feet; must be screened. See landscaping and screening standards (§____)

Central Business (CC-2) District

This district is intended to offer greater flexibility in area requirements, height regulations and off-street parking requirements than other districts in order to encourage new construction or re-use of real estate in the Central Business District and immediately surrounding areas. The Central Business District Zone is intended to promote the viability of the Central Business District as the single most important concentration of business, professional, governmental and financial services in the City of Manitowoc.

Lot Standards		Details	
A	Lot area, minimum	§ 35.____	5,500 square feet plus 300 square feet for each dwelling unit exceeding 2
B	Lot width, minimum	§ 35.____	40 feet
Building Standards			
C	Principal building height, maximum	§ 35.____	100 feet; subject also to airport height provisions § ____
D	Accessory building height, maximum	§ 35.____	Not to exceed the principal structure height; subject also to airport height provisions § ____
Setbacks			
F	Street-yard setback, minimum	§ 35.____	None
G	Street-yard setback, maximum	§ 35.____	0 feet
H	Side-yard setback, minimum	§ 35.____	None
I	Rear-yard setback, minimum	§ 35.____	None
J	Detached accessory building setback, minimum	§ 35.____	10 feet in a street yard, see architectural requirements § ____; 2 feet in a side or rear yard
Site Standards			
K	First floor area of detached accessory buildings, maximum	§ 35.____	Not to exceed the first floor area of the principal structure
L	First floor area of attached garage, maximum	§ 35.____	Not to exceed the first floor area of the principal structure
M	Garage offset, maximum	§ 35.____	Not to exceed 2 feet in front of the principal facade
N	Number of detached accessory buildings, maximum	§ 35.____	3
Other			
O	Parking lot setback, minimum	§ 35.____	6 feet; must be screened. See landscaping and screening standards (§ ____)

Light Industrial (I-1) District

This district is intended to provide for any manufacturing or industrial operation which, on the basis of actual physical and operational characteristics, would not be detrimental to the surrounding area or to the community as a whole by reason of noise, dust, smoke, odor, traffic, physical appearance or other similar factors; and subject to such regulatory controls as will reasonably ensure compatibility in this respect.

Lot Standards		Details	
A	Lot area, minimum	§ 35.____	None
B	Lot width, minimum	§ 35.____	None
Building Standards			
C	Principal building height, maximum	§ 35.____	100 feet
Setbacks			
D	Street-yard setback, minimum	§ 35.____	25 feet
E	Residential district setback, minimum	§ 35.____	50 feet from any residential district and must be screened. See landscaping and screening standards (§____)
F	Non-residential district setback, minimum	§ 35.____	10 feet from any non-residential district; See landscaping and screening standards (§____)
Site Standards			
Other			
G	Parking lot setback, minimum	§ 35.____	10 feet and must be screened. See landscaping and screening standards (§____)
H	Loading area setback, minimum	§ 35.____	50 feet from public streets and must be screened. See landscaping and screening standards (§____)

Heavy Industrial (I-2) District

This district is intended to provide for a heavier type of manufacturing and industrial development which, because of physical and operational characteristics, is often objectionable to surrounding uses. It is further intended that the location of these uses be reviewed by the City Plan Commission to ensure compatibility with adjacent land uses.

Lot Standards		Details	
A	Lot area, minimum	§ 35.____	None
B	Lot width, minimum	§ 35.____	None
Building Standards			
C	Principal building height, maximum	§ 35.____	100 feet
Setbacks			
D	Street-yard setback, minimum	§ 35.____	25 feet
E	Residential district setback, minimum	§ 35.____	100 feet from any district where single family is permitted and must be screened. See landscaping and screening standards (§____)
F	Non-residential district setback, minimum	§ 35.____	15 feet from any non-residential district; See landscaping and screening standards (§____)
Site Standards			
Other			
G	Parking lot setback, minimum	§ 35.____	10 feet and must be screened. See landscaping and screening standards (§____)
H	Loading area setback, minimum	§ 35.____	50 feet from public streets and must be screened. See landscaping and screening standards (§____)

Urban Industrial (I-3) District

This district is intended to provide for limited manufacturing, industrial, and commercial development compatible with a mixed use urban setting. It is further intended that the location of these uses be reviewed by the City Plan Commission to ensure compatibility with adjacent land uses.

Lot Standards		Details	
A	Lot area, minimum	§ 35.____	None
B	Lot width, minimum	§ 35.____	None
Building Standards			
C	Principal building height, maximum	§ 35.____	60 feet
Setbacks			
D	Street-yard setback, minimum	§ 35.____	10 feet
E	Side-yard setback, minimum	§ 35.____	6 feet
F	Rear-yard setback, minimum	§ 35.____	15 feet
Site Standards			
Other			
G	Parking lot setback, minimum	§ 35.____	6 feet and must be screened. See landscaping and screening standards (§____)
H	Loading area setback, minimum	§ 35.____	25 feet from public streets and must be screened. See landscaping and screening standards (§____)

Institutional (INST) District

This district is intended to accommodate civic, governmental, religious, and public uses that are generally expected to remain institutional permanently such as government offices, schools, community centers, churches, charities, and similar uses.

Lot Standards		Details	
A	Lot area, minimum	§ 35.____	5,000 square feet
B	Lot width, minimum	§ 35.____	60 feet
Building Standards			
C	Principal building height, maximum	§ 35.____	60 feet; subject also to airport height provisions § ____
D	Accessory building height, maximum	§ 35.____	20 feet; subject also to airport height provisions § ____
Setbacks			
E	Street-yard setback, minimum	§ 35.____	25 feet
F	Side-yard setback, minimum	§ 35.____	10 feet
G	Rear-yard setback, minimum	§ 35.____	15 feet
H	Detached accessory building setback, minimum	§ 35.____	25 feet in a street yard; 2 feet in a side or rear yard
Site Standards			
I	Number of detached accessory buildings, maximum	§ 35.____	2
Other			
J	Parking lot setback, minimum	§ 35.____	6 feet; must be screened. See landscaping and screening standards (§ ____)
K	Loading setback, minimum	§ 35.____	25 feet from all streets, roads, and highways; must be screened. See landscaping and screening standards (§ ____)

Conservancy (P-1) District

The Conservancy District is established to preserve and perpetuate in an open state certain areas, such as lakes and waterways, wetlands and marshes, floodplains and stream beds, certain agricultural lands, slopes, and other areas of aesthetic value which, because of their unique physical features, are deemed desirable and functional as natural drainageways, waterways, water retention and erosion control areas, natural habitat for plant and animal life, green belts and other multipurpose uses beneficial to the community. The regulations of the Conservancy District are intended not only to preserve and perpetuate certain open space land and water areas for multiple-purpose uses consistent with the intent and purpose of this chapter, but to also protect the community from the costs which may be incurred when unsuitable development occurs in certain areas. Development in the Conservancy District is limited in character, although certain agricultural, commercial, and recreational uses are permitted when controlled by specific limitations. Civic development by the City of Manitowoc is permitted without specific limitation where benefit by such development of lakeshore and shoreland areas accrues to the community as a whole.

[No change to existing parcel zoning]

Lot Standards		Details	
A	Lot width, minimum	§ 35.____	None
B	Lot area, minimum	§ 35.____	None
Setbacks			
C	Street-yard setback, minimum	§ 35.____	25 feet
D	Side-yard setback, minimum	§ 35.____	25 feet
E	Rear-yard setback, minimum	§ 35.____	25 feet

Railroad (RLRD) District

This district is intended to accommodate commercial railroad lines and spur lines.

There are no specific dimensional standards for this base zoning district.

Aviation Enterprise (AE) District

This district is intended to primarily accommodate a public-use airport as designated by the Wisconsin Department of Transportation along with other lands outside of the airport suited for certain commercial, industrial, and institutional uses that are compatible with or otherwise support airport operations.

Lot Standards		Details
A	Lot area, minimum	§ 35.____ 40,000 square feet
B	Lot width, minimum	§ 35.____ 100 feet
Building Standards		
C	Principal building height, maximum	§ 35.____ 50 feet; subject also to airport height provisions § ____
Setbacks		
D	Street-yard setback, minimum	§ 35.____ 25 feet
E	Setback from adjoining residential districts, minimum	§ 35.____ 100 feet. See landscaping and screening standards (§ ____)
F	Setback from adjoining non-residential districts, minimum	§ 35.____ 15 feet
G	Shore yard setback, minimum	§ 35.____ 75 feet
Site Standards		
Other		
H	Parking lot setback, minimum	§ 35.____ 10 feet; must be screened. See landscaping and screening standards (§ ____)
I	Loading setback, minimum	§ 35.____ 100 feet from all streets, roads, and highways; must be screened. See landscaping and screening standards (§ ____)

Commercial Port Enterprise (CPE) District

This district is intended to accommodate commercial port activities. [Further description in progress.]

Dimensional Standards TBD

Urban Transition (UT) District

This district is intended to accommodate extremely low-density single-family residential uses and limited agricultural uses. Properties in this district are generally undeveloped and can be rezoned to other zoning classifications to enable urban-level development. Proposed rezonings for a development project must be consistent with the City's comprehensive plan and neighborhood plans, if any, and are only allowed when public utilities and other essential community services are available.

Lot Standards		Details	
A	Lot area, minimum	§ 35.____	1,524,600 square feet/35 acres
B	Lot width, minimum	§ 35.____	600 feet
Building Standards			
C	Principal building height, maximum	§ 35.____	35 feet
D	Accessory building height, maximum	§ 35.____	Agricultural buildings 60 feet; non-agricultural buildings not to exceed the principal structure
E	Residential floor area, minimum	§ 35.____	1,000 square feet
Setbacks			
F	Street-yard setback, minimum	§ 35.____	35 feet
G	Side-yard setback, minimum	§ 35.____	20 feet
H	Rear-yard setback, minimum	§ 35.____	35 feet
Site Standards			
I	Number of detached accessory buildings, maximum	§ 35.____	2 agricultural buildings; 2 non-agricultural buildings