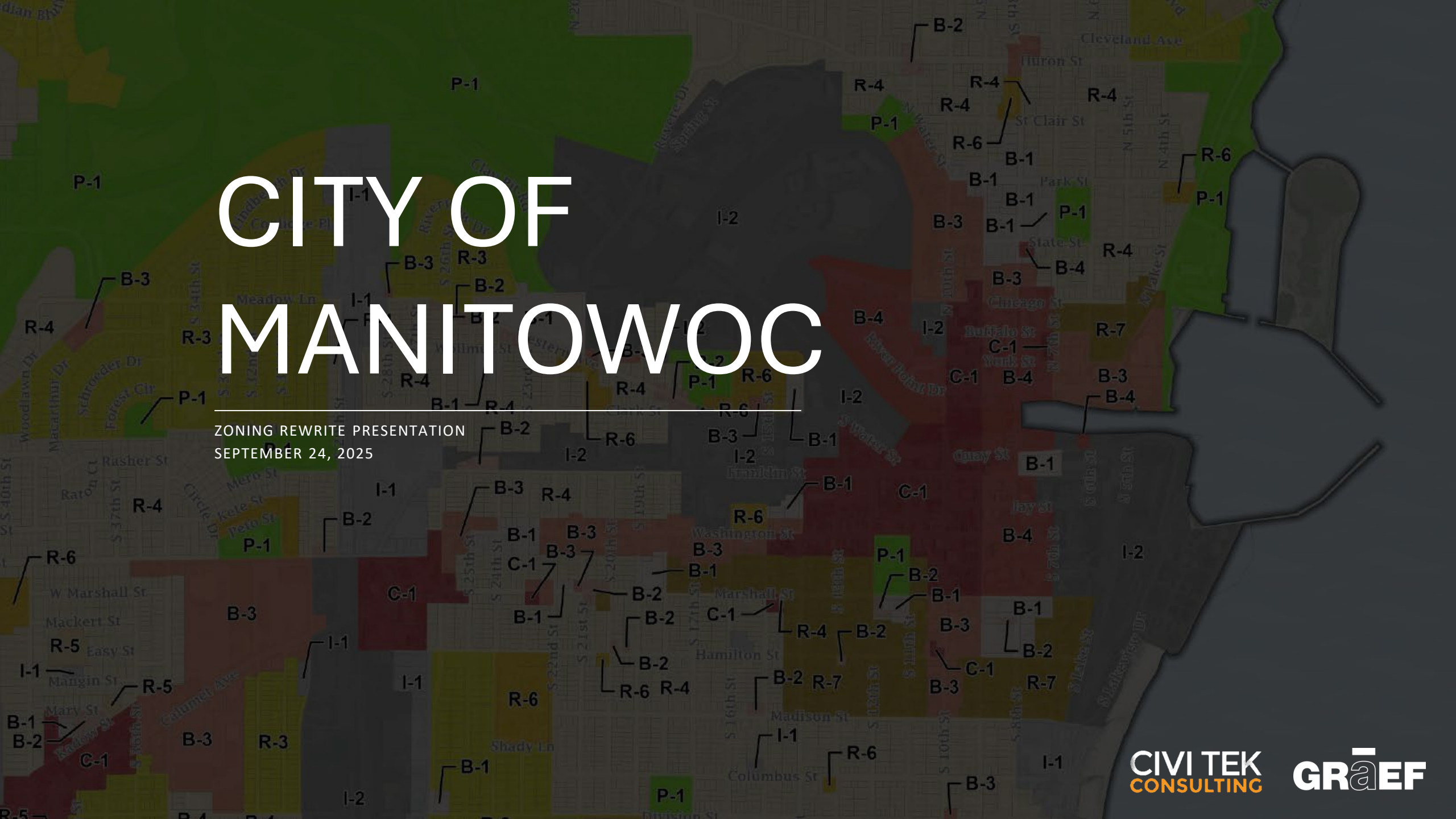
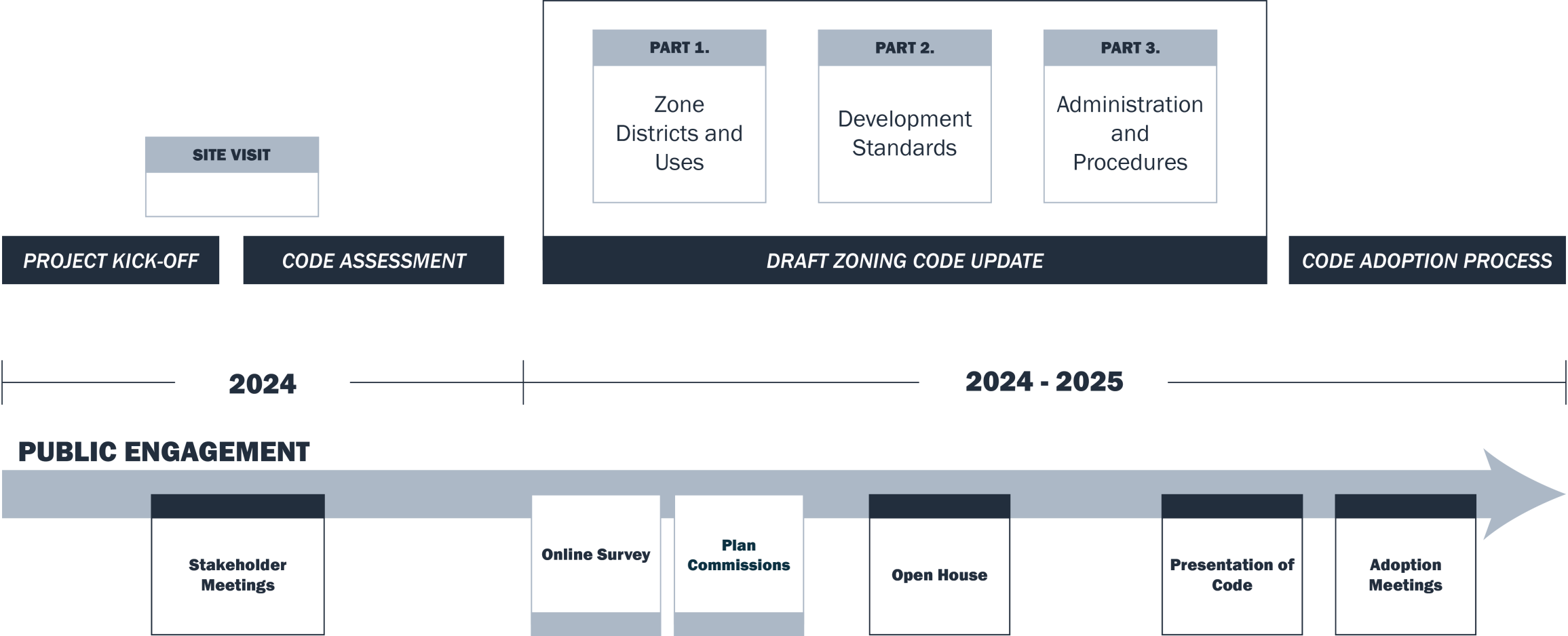
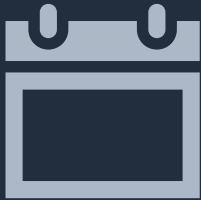


A detailed zoning map of Manitowoc, Wisconsin, showing various colored zones and street names. The map is overlaid with a dark grey semi-transparent layer. The zones are labeled with codes such as P-1, R-4, B-3, I-1, B-1, R-6, C-1, B-2, I-2, R-7, B-4, and R-5. The text 'CITY OF MANITOWOC' is prominently displayed in the center in a large, white, sans-serif font.

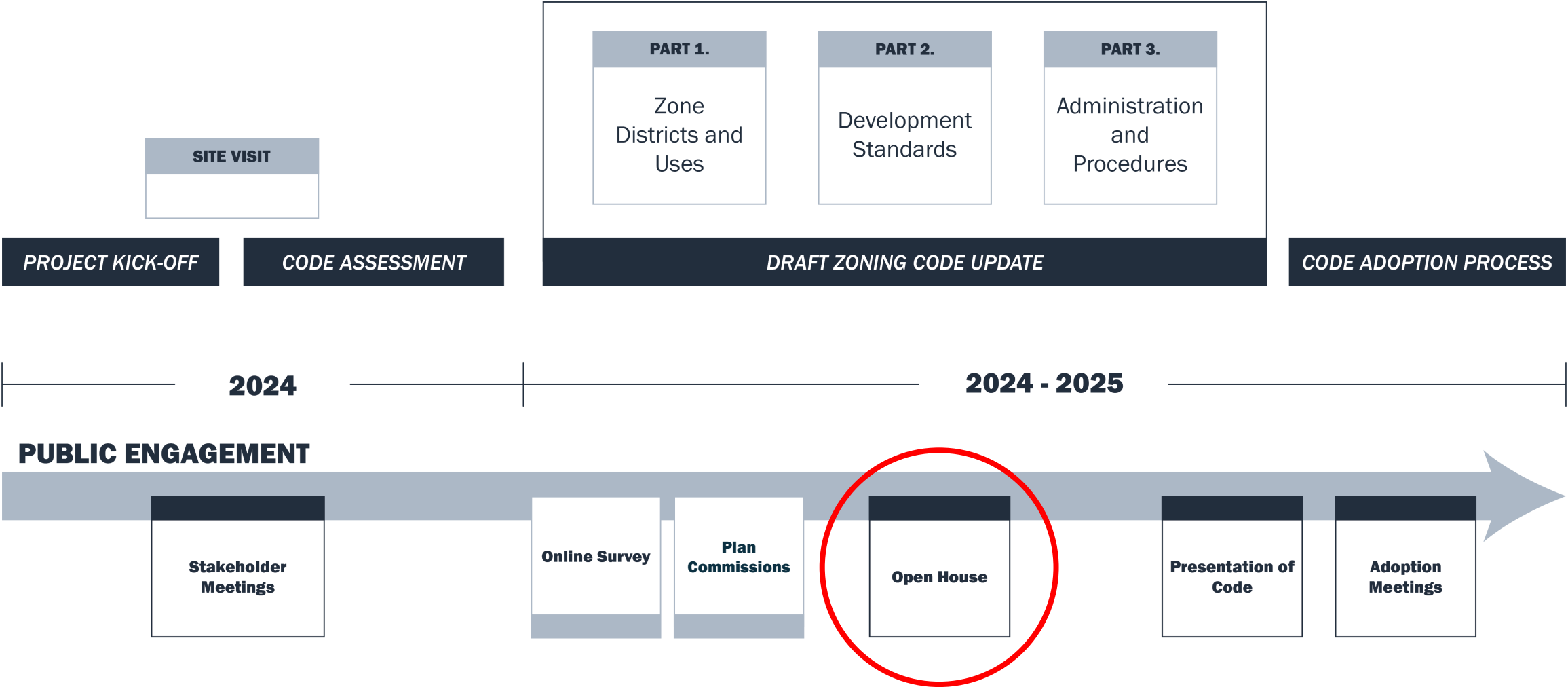
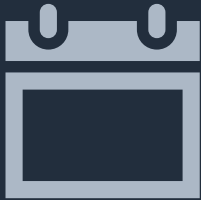
CITY OF MANITOWOC

ZONING REWRITE PRESENTATION
SEPTEMBER 24, 2025

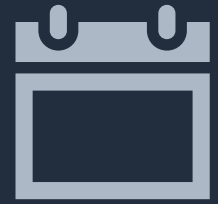
PROJECT OVERVIEW



PROJECT OVERVIEW



PROJECT OVERVIEW



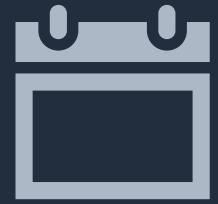
September 2025 Zoning Rewrite Materials:

Core elements of the Zoning Rewrite are provided in the agenda packet, including:

- I. Zoning Districts
- II. Zoning Map
- III. Land Uses
 - A. Permitted, Conditional, Special
- IV. Development Standards
 - A. Site Design
 - B. Landscaping
 - C. Parking, Loading, and Access
 - D. Outdoor Lighting

These elements comprise the majority of the new code affected by the rewrite.

PROJECT OVERVIEW



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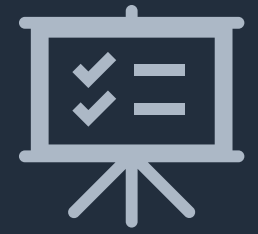
These elements comprise the majority of the new code affected by the rewrite.

Future Meeting Materials:

Additional and supplemental materials will be provided following review of the materials from this meeting. General consensus is needed before advancing the remainder of the code.

- I. Administration & Procedures
- II. Definitions
- III. Overlay Districts
- IV. Performance, Engineering, and Environmental Standards
- V. Architectural Standards
- VI. Nonconformities
- VII. Enforcement

DISTRICTS



Residence Districts

Existing District	Proposed District
R-1 Residential-Agricultural	RR-1 Single-Family Suburban Residential
R-2 Single-Family	
R-3 Single-Family	RR-2 Single-Family and Two-Family Urban Residential
R-4 Single- and Two-Family	RR-3 Urban Neighborhood
R-5 Low Density Multiple-Family	RR-4 Multi-Family Residential
R-6 Multiple-Family	
R-7 Central Residence	CC-1 - City Center Transition*
n/a	RR-8 Planned Mixed Residential
n/a	RR-9 Manufactured Home Neighborhood

*The proposed CC-1 City Center Transition District would include all existing R-7 properties and also some B-1, R-6, and R-4 properties

Business/Downtown Districts

Existing District	Proposed District
B-1 Office-Residential	B-1 Neighborhood Business
B-2 Neighborhood Business	
B-3 General Business	B-2 Community Business
B-4 Central Business	CC-2 Central Business*
C-1 Commercial	B-3 General Business

*The proposed CC-2 Central Business District would include all existing B-4 properties and also some C-1 and B-3 properties within the City Center boundary.

Industrial Districts

Existing District	Proposed District
I-1 Light Industrial	I-1 Light Industrial
I-2 Heavy Industrial	I-2 Heavy Industrial
n/a	I-3 Urban Industrial

DISTRICTS



Residence Districts

Existing District	Proposed District
R-1 Residential-Agricultural	RR-1 Single-Family Suburban Residential
R-2 Single-Family	
R-3 Single-Family	RR-2 Single-Family and Two-Family Urban Residential
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Business/Downtown Districts

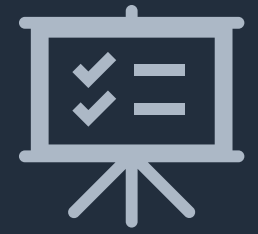
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Industrial Districts

Existing District	Proposed District
I-1 Light Industrial	I-1 Light Industrial
I-2 Heavy Industrial	I-2 Heavy Industrial
n/a	I-3 Urban Industrial

CITY CENTER DISTRICTS



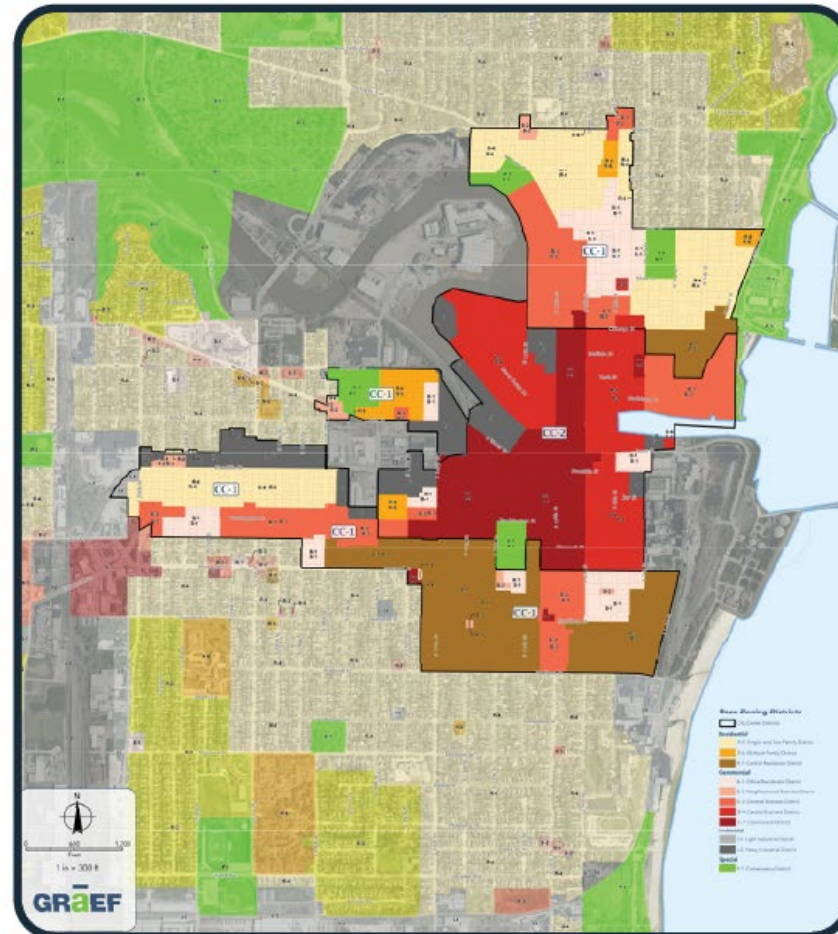
CC-1 City Center Transition District:

Accommodates 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.**

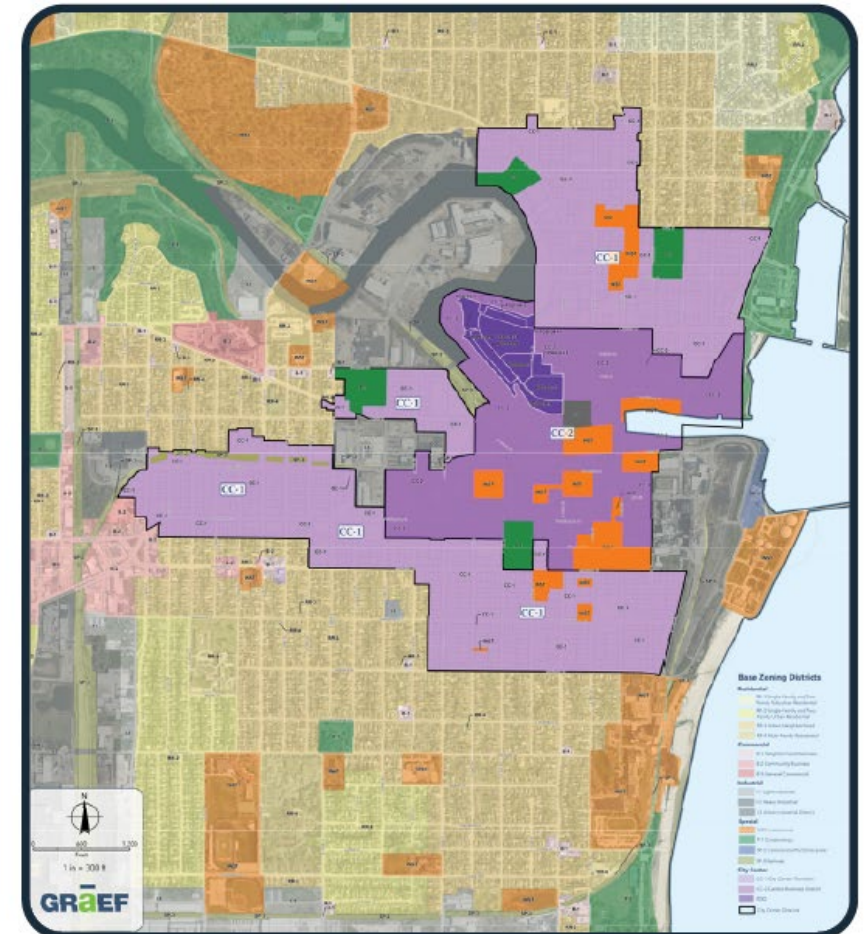
CC-2 Central Business District:

Provide greater flexibility in area requirements, height regulations than other districts to encourage new construction or re-use of properties.

Existing Downtown Zoning



Proposed Downtown Zoning



SPECIAL DISTRICTS



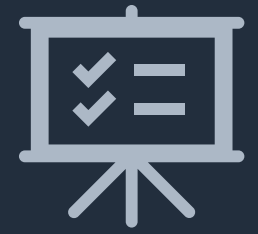
Special Districts

Existing District	Proposed District
n/a	INST Institutional ¹
P-1 Conservancy	P-1 Conservancy
n/a	RLRD Railroad ²
n/a	AE Aviation Enterprise ³
n/a	CPE Commercial Port Enterprise ⁴
n/a	UT Urban Transition ⁵

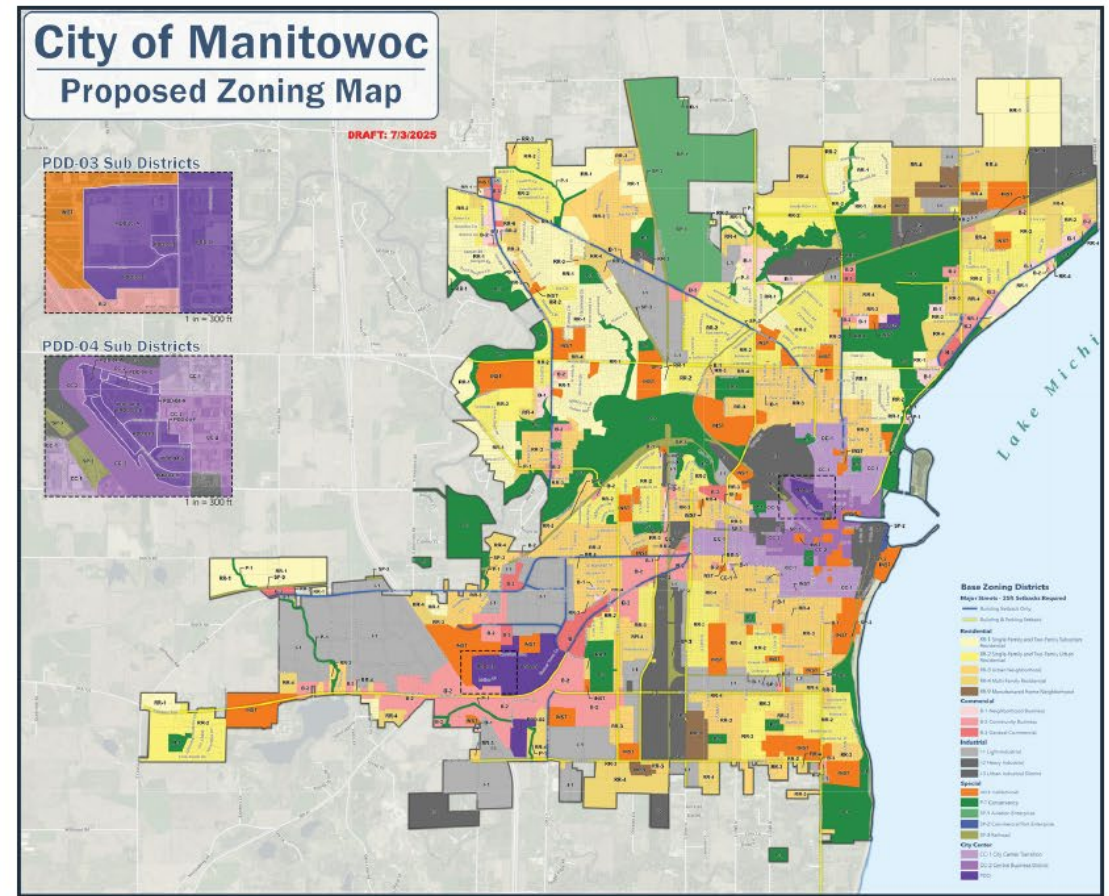
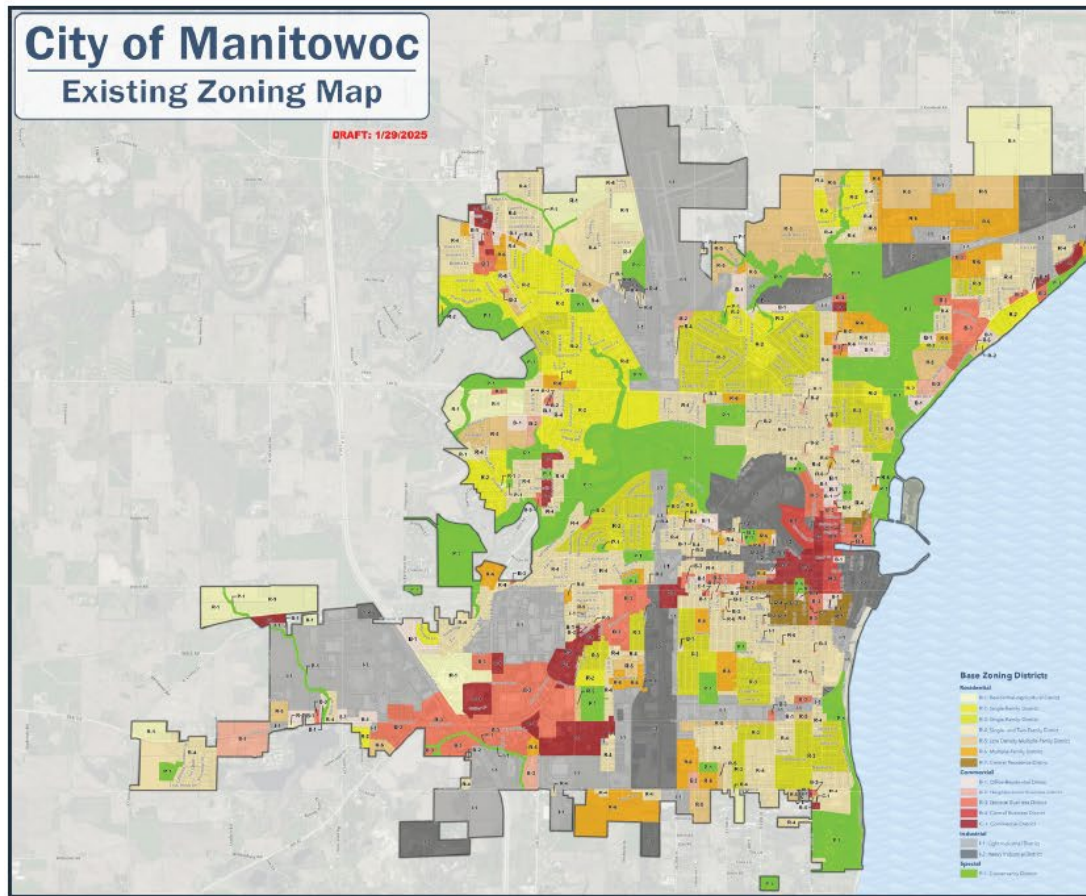
- 1. Several existing parcels with institutional properties (civic, governmental, cultural, public, religious, and other similar uses) would be rezoned into the INST Institutional district.
- 2. Existing railroad properties would be rezoned into the SP-01 Railroad district.
- 3. Existing airport and airport-supporting properties would be rezoned into the SP-02 Aviation Enterprise district.
- 4. Existing port, marina, and port enterprise supporting properties would be rezoned into the SP-03 Commercial Port Enterprise district.
- 5. Newly annexed properties currently outside city limits could be zoned SP-04 Urban Transition upon annexation if there is not an immediate plan for their development under another zoning district.

New special districts give the City greater discretionary authority over certain land uses that are otherwise preempted by State authority.

ZONING MAP



Proposed zoning map includes changes resulting from new district disposition (i.e. all R-1 and R-2 properties become RR-1 properties). No property-specific zoning changes were made except in the City Center (based on the proposed boundary) and Special Districts.



LAND USES



Appendix A: Land Use Table shows what land uses are permitted, conditional, or not allowed in each zoning district:

Existing format:

15.110 R-2, Single-Family District.
(1) Intent. This district is intended to provide for low density single-family detached residential development.
(2) Specific Uses Permitted. Land shall be used and buildings shall be erected, altered, enlarged, or used for only one or more of the following uses, subject to the provisions of this section and those of other applicable sections of the Zoning Ordinance: (a) Single-family dwellings; (b) Public parks, parkways, and other recreation areas; (c) Community living arrangements for not more than eight individuals; (d) Adult day care facilities, and child day care centers for not more than eight individuals; (e) Vacant lot residential garden; and (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. The following uses are permitted subject to MMC 15.370(27): (a) Churches; (b) Schools – public, private, and parochial; (c) Hospitals other than animal hospitals; (d) Private clubs and lodges; (e) Homes for the elderly, nursing homes, and adult day care facilities, and child day care centers for nine or more individuals; (f) Community living arrangements for nine or more individuals; (g) Residential buildings used in connection with the above conditional uses; (h) <i>Repealed by Ord. 20-152</i>; (i) Domestic violence centers; (j) Expanded home occupations; (k) Any adaptive reuse authorized pursuant to MMC 15.370(29); (l) Transitional housing; and (m) Continuing care communities, retirement housing, intergenerational housing, and other collaborative housing options developed pursuant to MMC 15.750; and (n) Farmers' markets.



Proposed format:

Series	Land Use	Residential					
		T OE	C OE	C OE	T OE	C OE	C OE
1	Residential						
1.01	Manufactured home park						P
1.02	Mixed-use residential						
1.03	Multi-family, 2 units (Two-family)		P	P	P	P	
1.04	Multi-family, 3 to 6 units			P	P	P	
1.05	Multi-family, 7 to 15 units				P	P	
1.06	Multi-family, more than 15 units				P	P	
1.07	Single-family dwelling	P	P	P	P	P	
1.08	Townhouse, 2 units		P	P	P	P	
1.09	Townhouse, 3 to 8 units			P	P	P	
1.10	Townhouse, 9 to 15 units				P	P	
1.11	Townhouse, more than 15 units						C

Above excerpt is not an exhaustive listing

LAND USES



Each land use includes a reference to a definition and supplemental standards in Appendix B: Land Uses

1.03 Multi-family, 2 units (Two-family)

Description: A building containing 2 dwelling units located on a single lot. The building may be under a single owner, or the dwelling units may be in separate ownership, such as in a condominium. The term includes various construction types, including modular, panelized, pre-cut, and site-built structures.

Note: Also known as duplex

Supplemental Standards:

- (A) **Arrangement of units.** The dwelling units may be arranged side-by-side (sharing a common wall) or stacked vertically (one above the other).
- (B) **Occupancy.** Occupancy of a dwelling unit is limited to one household unit.
- (C) **Number of principal buildings per parcel.** More than one multi-family building may be located on a parcel of land, provided the overall density complies with the maximum density established for the zoning district and the project complies with the site review standards in § 35.
- (D) **Foundation.** The building must be placed on and securely anchored to a continuous, permanent foundation that extends along the perimeter of the structure.
- (E) **Garage required.** A two-car garage containing at least 430 square feet must be built for each dwelling unit at the same time the dwelling units are being constructed. Such garage may be attached or detached.
- (F) **Short-term rental.** If a dwelling unit is used as a short-term rental, the property owner must comply with the licensing requirements as may be established by the City.



© Civic Webware

Proposed format:

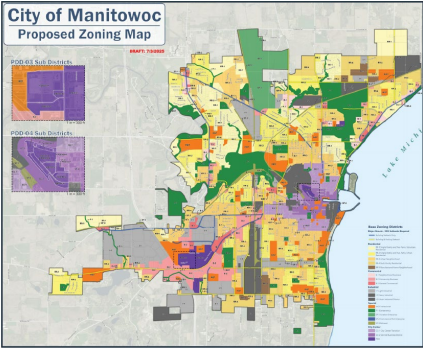
Series	Land Use	Residential					
		T OE OE	C OE OE	M OE OE	T OE OE	M OE OE	C OE OE
1	Residential						
1.01	Manufactured home park						P
1.02	Mixed-use residential						
1.03	Multi-family, 2 units (Two-family)		P	P	P	P	
1.04	Multi-family, 3 to 6 units			P	P	P	
1.05	Multi-family, 7 to 15 units				P	P	
1.06	Multi-family, more than 15 units				P	P	
1.07	Single-family dwelling	P	P	P	P	P	
1.08	Townhouse, 2 units		P	P	P	P	
1.09	Townhouse, 3 to 8 units			P	P	P	
1.10	Townhouse, 9 to 15 units				P	P	
1.11	Townhouse, more than 15 units						C

DEVELOPMENT PROCESS



- 1. IDENTIFY ZONING (ZONING MAP)
- 2. IDENTIFY LAND USE (LAND USE TABLE)
- 3. IDENTIFY SUPPLEMENTAL STANDARDS (LAND USE LISTING)
- 4. IDENTIFY DEVELOPMENT STANDARDS (NEXT SLIDE)

1.



2.

Series	Land Use	Residential					
		RR-1	RR-2	RR-3	RR-4	RR-5	RR-6
1	Residential						
1.01	Manufactured home park						P
1.02	Mixed-use residential						
1.03	Multi-family, 2 units (Two-family)		P	P	P	P	
1.04	Multi-family, 3 to 6 units			P	P	P	
1.05	Multi-family, 7 to 15 units				P	P	
1.06	Multi-family, more than 15 units				P	P	

3.

1.03 Multi-family, 2 units (Two-family)

Description: A building containing 2 dwelling units located on a single lot. The building may be under a single owner, or the dwelling units may be in separate ownership, such as in a condominium. The term includes various construction types, including modular, panelized, pre-cut, and site-built structures.

Note: Also known as duplex

Supplemental Standards:

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(B) **Occupancy.** Occupancy of a dwelling unit is limited to one household unit.

(C) **Number of principal buildings per parcel.** More than one multi-family building may be located on a parcel of land, provided the overall density complies with the maximum density established for the zoning district and the project complies with the site review standards in § 35.04.

(D) **Foundation.** The building must be placed on and securely anchored to a continuous, permanent foundation that extends along the perimeter of the structure.

(E) **Garage required.** A two-car garage containing at least 430 square feet must be built for each dwelling unit at the same time the dwelling units are being constructed. Such garage may be attached or detached.

(F) **Short-term rental.** If a dwelling unit is used as a short-term rental, the property owner must comply with the licensing requirements as may be established by the City.



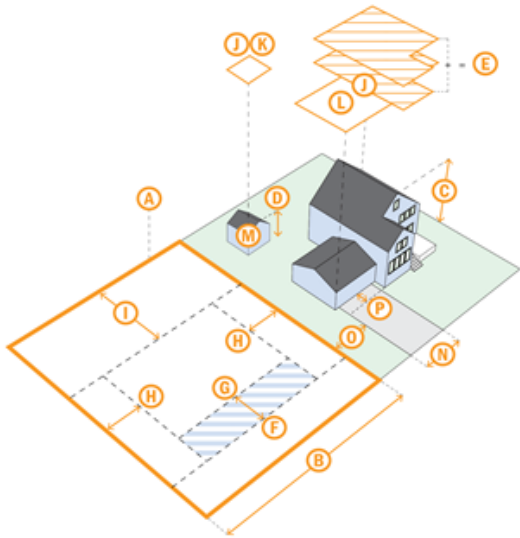
4. NEXT SLIDE...

DEVELOPMENT STANDARDS



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.



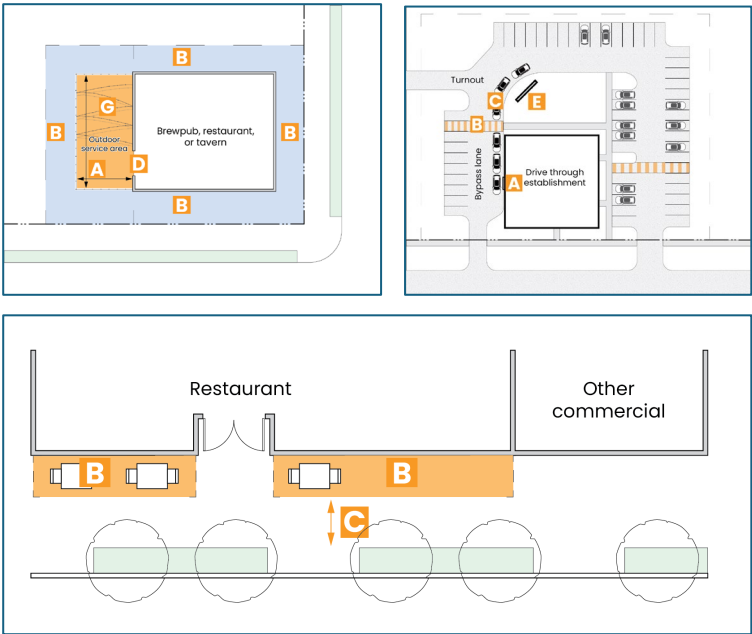
Lot Standards	Details
A Lot area, minimum	5,000 square feet
B Lot width, minimum	40 feet
Building Standards	
C Principal building height, maximum	35 feet; subject also to airport height provisions § ____
D Accessory building height, maximum	Not to exceed the principal structure <u>height</u> ; subject also to airport height provisions § ____
E Dwelling unit size, minimum	750 square feet
Setbacks	
F Street-yard setback, minimum	15 feet; 25 feet from major streets
G Attached garage street setback, minimum	25 feet
H Side-yard setback, minimum	5 feet
I Rear-yard setback, minimum	25 feet
J Detached accessory building setback, minimum	25 feet in a street yard, see architectural requirements § ____; 2 feet in a side or rear yard

Appendix C: Dimensional Standards

Dimensional standards for each district are outlined in **Appendix C: Dimensional Standards**.

Each standard is included in short-form here, but includes reference to more detailed definitions and interpretation of each standard in **Article 18: Dimensional and Related Standards** (to be shared at a later date)

Each standard is defined, and most are graphically illustrated.

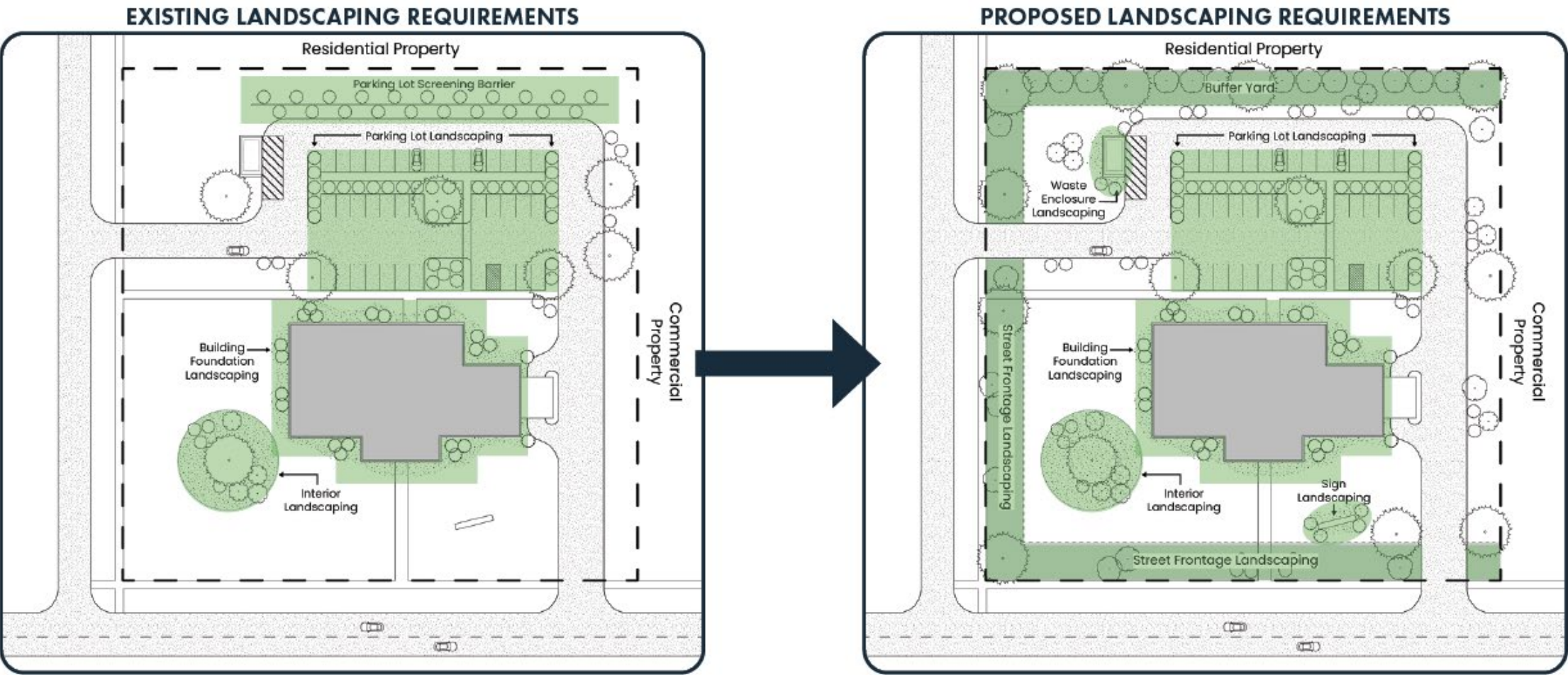


Article 18: Dimensional and Related Standards

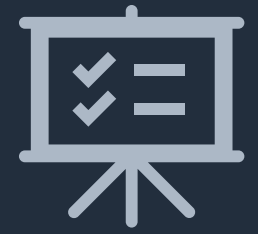
DEVELOPMENT STANDARDS: LANDSCAPING



One of the most important development standard changes relates to landscaping:



PARKING AND ACCESSORY DWELLING UNITS (ADU)

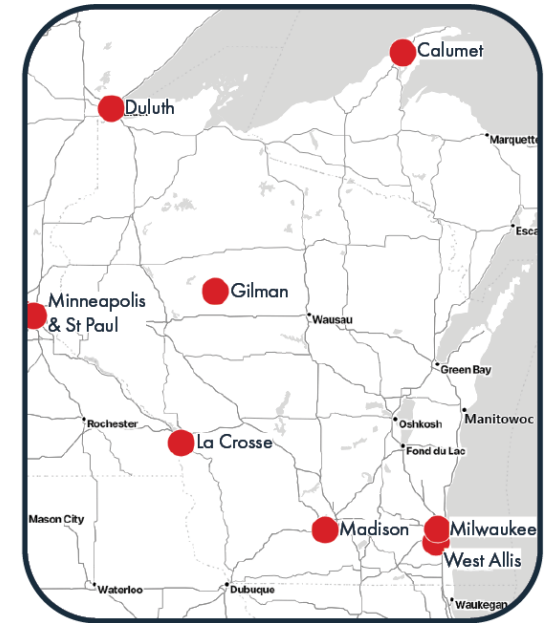


Parking Requirements

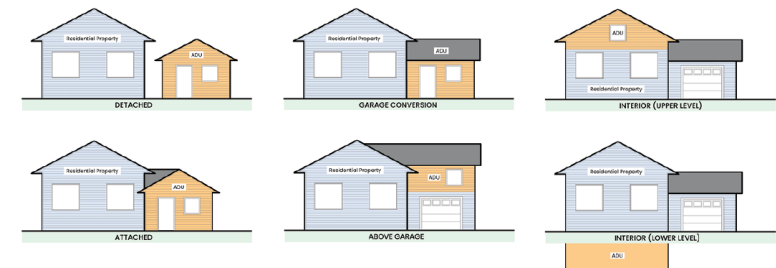
- Change parking regulations from quantity-based to design-based (landscaping, placement, screening, loading control, access, etc.)
- Eliminate prescriptive parking minimum requirements in favor of allowing developers to propose parking on a case-by-case basis.

Accessory Dwelling Units (ADU)

- Allow single-family homes to build an additional unit on the same property.
- Policy has been discussed by the Common Council, and most of those guidelines are being considered for inclusion in the proposed code.
- Requirements for ADU would include limits on placement, size (minimums and maximums), height, design, and each would require some minimum amount of outdoor space.

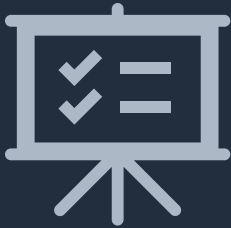


Map of cities adopting the same parking standards



Types of ADU

NEXT STEPS



Next steps:

- 1. Finalize zoning code districts and land uses
- 2. Finalize development standards
- 3. Draft procedural and special requirements
- 4. Public hearing and adoption

Status

- (90%)
- (50%)
- (25%)
- (0%)

Future Meeting Materials:

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- III. Overlay Districts
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- VII. Enforcement

Questions & Discussion

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