

City of Manitowoc Zoning

B-1 Zoning information

15.230 B-1, Office-Residential District.

(1) Intent. This district is intended to provide areas for office, professional, and residential developments in high service areas of the City which would complement the character of adjoining uses in terms of building appearance and activity, setbacks, and open space provisions.

(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) Medical, dental and mental health clinics including establishments dispensing pharmaceutical and optical prescriptions only;
- (b) Hospitals other than animal hospitals;
- (c) Professional and business offices (excluding financial institutions and drive-up cash machines, tattoo and body piercing establishments) having no retail sales;
- (d) Funeral homes and crematories;
- (e) Libraries, museums, art galleries;
- (f) Governmental, philanthropic, or eleemosynary institutions;
- (g) Public parks, parkways and other recreational areas;
- (h) Adult day care facilities, and child day care centers for not more than 15 individuals;
- (i) Community living arrangements for not more than 15 individuals;
- (j) Multiple-family dwellings, subject to the same requirements of such use in the "R-5" District;
- (k) Single- and two-family dwellings, subject to the same requirements of such use in the "R-4" District;
- (l) Schools, public and private;
- (m) Churches;
- (n) Business and professional services compatible with the above, provided the use and the site plan are approved by the City Plan Commission with any special conditions or requirements necessary to reduce the possibility of negative impact on abutting or nearby residential properties. Special conditions include but are not limited to:
 - 1. A maximum building floor area (as defined under MMC [15.430\(3\)\(a\)](#)) of 900 square feet dedicated to the business or professional use;
 - 2. The hours of operation shall be limited to 8:00 a.m. to 8:00 p.m., Monday through Saturday;
 - 3. Special landscape and/or fencing requirements to provide site screening from residential properties abutting the subject property; and
 - 4. Vehicular access, parking, and loading; and
- (o) Vacant lot residential garden.

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

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(3) Conditional Uses Permitted. The following uses are permitted subject to MMC [15.370](#)(27):

- (a) Bed and breakfast establishments meeting all State Statutes and local ordinance requirements;
- (b) Domestic violence centers;
- (c) Adult day care facilities, and child day care centers for 16 or more individuals;
- (d) Community living arrangements for 16 or more individuals;
- (e) Barbershops and beauty salons subject to subsection (2)(n) of this section;
- (f) Tattoo establishments as defined in Wis. Stat. § [252.23](#);
- (g) Body piercing establishments as defined in Wis. Stat. § [252.24](#);
- (h) Any adaptive reuse authorized pursuant to MMC [15.370](#)(29);
- (i) Farmers' markets;
- (j) Greenhouses and hoopouses;
- (k) Transitional housing;
- (l) Continuing care communities, retirement housing, intergenerational housing, and other collaborative housing options developed pursuant to MMC [15.750](#); and
- (m) Expanded home occupations.

(4) Area Regulations.

- (a) Front Yard. No principal or accessory building shall be closer than 25 feet to the street line as established by the Official Map. If said street line is not established by the Official Map, said 25 feet shall be measured from the existing street line. MMC [15.390](#)(14) setbacks, if any, shall be maintained, however.
- (b) Side Yard. There shall be two side yards of not less than 10 feet for each side yard; provided, that on corner lots the side yard adjacent to the street shall be not less than 15 feet unless governed by MMC [15.390](#)(14). For accessory buildings located in the rear one-half or located more than 65 feet from the front lot line of any interior lot, the required side yard may be reduced to two feet except where easement widths are greater.
- (c) Rear Yard. There shall be a rear yard of not less than 20 feet in depth, except on corner lots the rear yard may be reduced to six feet, providing a minimum setback of 25 feet is maintained in the side yard adjacent to the street. No accessory building located in the rear one-half or more than 65 feet from the front lot line of an interior lot shall be located closer than two feet to the rear property line except where easement widths are greater.
- (d) Lot Occupancy. The ground area occupied by the principal and accessory buildings shall not exceed 50 percent of the total area of the lot.

(5) Height Regulations. No building shall exceed 45 feet in height, subject also to airport height provisions.

(6) Vision Clearance. The vision clearance of this district shall not be less than 15 feet, determined by measuring 15 feet each way from the corner of the street intersection on each street lot line, or, in the case of an alley, 10 feet, determined by measuring 10 feet along the street line and 10 feet along the alley line.

[Ord. 16-741 § 12, 2016; Ord. 15-559 § 9, 2015; Ord. 13-265 § 9, 2013; Ord. 12-529 §§ 30, 31, 2012; Ord. 08-490 § 10, 2008. Prior code § 15.23]

End of B-1 Zoning information