

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;
- (o) Vacant lot residential garden; and
- (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. The following uses are permitted subject to MMC 15.370(27):

- (a) *Repealed by Ord. 20-152;*
- (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. 20-152 § 8, 2020; 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]

15.250 B-2, Neighborhood Business District.

(1) Intent. This district is intended to provide for the orderly and attractive grouping at appropriate locations of multiple-family dwellings and retail stores, shops, offices and service establishments serving the daily needs of the surrounding neighborhood area. The size and location of such districts shall be based upon relationship to the neighborhood's needs, circulation system, and other related facilities.

(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 other applicable sections of the Zoning Ordinance:

- (a) Any use permitted in the "B-1" District except for single- and two-family dwellings, provided such use is in existence as of August 1, 1987, on the affected property, and such use has not subsequently been changed to a use other than single-or two-family;
- (b) Automobile service stations;
- (c) Bakery; provided, that manufacture of bakery goods is limited to goods retailed on the premises;
- (d) Barber shop, beauty shop, and tanning salons;
- (e) Book store;
- (f) Banks, savings and loans, credit unions or other financial institutions, including drive-up cash machines;
- (g) Candy and confectioner's store;
- (h) Churches;
- (i) Clothing store, dry goods, sporting goods, luggage, or jewelry stores;
- (j) Collection station for dry cleaning, or laundry;
- (k) Community living arrangements for not more than 15 individuals;
- (l) Adult day care facilities, and child day care centers for not more than 15 individuals;
- (m) Delicatessen store;
- (n) Dressmaking shop and tailor shop;
- (o) Drug store or pharmacy;

- (p) Florist shop;
- (q) Gift and hobby stores;
- (r) Grocery store and/or supermarket;
- (s) Hardware store;
- (t) Liquor and beverage stores;
- (u) Meat and fish market, retail only;
- (v) Water softener shop, retail sales only;
- (w) Milk depot and milk products store;
- (x) Restaurants, sit-down or carry-out only, and not exceeding 2,000 square feet of gross leasable floor area. Drive-in restaurants are specifically prohibited;
- (y) Self-service laundromats and dry cleaning establishments;
- (z) Shoe repair shops;
- (aa) Religious article stores;
- (bb) Retail services and shops compatible with the above uses, 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 may include but are not limited to:
 - 1. The maximum building floor area;
 - 2. The hours of operation; and
 - 3. Special landscape and/or fencing requirements; and
- (cc) *Repealed by Ord. 11-430.*

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) Conditional uses permitted in the "B-1" Office-Residential District.

(b) Brewpub, distillery, microbrewery, and winery.

(c) Shopping centers.

(4) Limitations on Permitted Uses. Every use permitted in a “B-2” Zone shall be subject to the following limitations:

(a) All uses shall be conducted wholly within a building;

(b) No merchandise or other goods, products or containers shall be displayed outside of the building where such business is carried on; and

(c) Lighting for all permitted uses shall be so arranged as to reflect the light away from adjoining residential premises. In addition, said lights shall be so arranged as not to interfere with the safe operation of motor vehicles.

(5) Area Regulations.

(a) Front Yard. No principal or accessory building shall be located closer to the street line as established by the Official Map than required in any adjoining Residential District within the same block. If there is no adjoining Residential District within the same block, no setback from the street line as established by the Official Map shall be required, except that the vision clearance area must be maintained and the MMC 15.390(14) setback, if any, must be maintained.

(b) Side Yard. There shall be a side yard of not less than 10 feet adjacent to the side street on corner lots or greater if provided for elsewhere in this chapter. Lots, when bordering one of the “R” Zones, shall provide a side yard as required for the Residential Zone it abuts and shall be effectively sight screened by a wall, tight fence, evergreen hedge or other suitable enclosure of a minimum height of four and one-half feet and a maximum of seven feet. Street side yards, however, shall be provided as required in MMC 15.390(14).

(c) Rear Yard. No rear yard shall be required except where the rear of a lot adjoins an “R” Zone without an intervening alley. Such rear yard shall not be less than 15 feet in depth.

(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.

(6) Height Regulations. No building shall exceed 35 feet in height, subject also to airport height provisions.

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

an alley, 10 feet, determine by measuring 10 feet along the street line and 10 feet along the alley line.

[Ord. 16-326 § 2, 2016; Ord. 12-529 § 32, 2012; Ord. 11-430 §§ 7, 8, 2011. Prior code § 15.25]

15.270 B-3, General Business District.

(1) Intent. This district is intended to provide for the establishment of stores, shops and service establishments, at the central focal points of the City's arterial and transportation system, where they can conveniently serve the population of the entire urban area of Manitowoc with a specialized and varied selection of goods and services.

(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 other applicable sections of the Zoning Ordinance:

- (a) Any use permitted in the "B-2" Neighborhood Business District except multiple-family dwellings on the first floor;
- (b) Alcoholic and nonalcoholic beverages store;
- (c) Advertising agencies;
- (d) Animal hospitals, veterinarians;
- (e) Antique shop;
- (f) Art supplies store;
- (g) Automobile accessories and parts store, including minor automobile repairs;
- (h) Automobile laundries in shopping centers;
- (i) Automobile repair shops in shopping centers;
- (j) Bakery, wholesale or retail;
- (k) Bicycle sales, rental, and repair stores;
- (l) Bottling beverages, such as milk, soft drinks, etc., to be sold in package lots, from the premises at retail only;
- (m) Blueprinting and photosetting establishment;
- (n) Book store;
- (o) Brewpubs;
- (p) Building supplies, providing there is no bulk storage of products on the premises;

- (q) Camera or photographic supplies store;
- (r) Catering establishment;
- (s) Circuses and carnivals and other uses as per MMC 11.170(1) and (2);
- (t) Clocks, sales and repair store;
- (u) Clothing and costume rental store;
- (v) Repealed by Ord. 12-529;
- (w) Creamery store, providing products are not processed on the premises;
- (x) Department stores;
- (y) Electric household appliance repair shops; small gasoline motor appliances, sales and service;
- (z) Employment agencies;
- (aa) Exterminating or pest control stores;
- (bb) Floor covering store;
- (cc) Food products store;
- (dd) Freezing lockers for rental;
- (ee) Fuel and ice sales offices, providing there is no bulk storage of products on the premises;
- (ff) Funeral homes and crematories;
- (gg) Furniture, household, and office furnishings sales and manufactured products of the above three, sold only on the premises;
- (hh) Garages for storage;
- (ii) Vacant lot residential garden;
- (jj) Hat cleaner shops;
- (kk) Hobby shops;

- (ll) Hotels and motels;
- (mm) Interior decorator shops;
- (nn) Jewelry stores;
- (oo) Laundry and dry cleaning services;
- (pp) Leather goods and luggage stores;
- (qq) Letter mailing service;
- (rr) Lighting fixtures stores;
- (ss) Live bait stores;
- (tt) Locksmith shops;
- (uu) Music instrument sales and repair;
- (vv) Newspaper distributing stations;
- (ww) Notions or novelty stores;
- (xx) Office supplies, pens, and stationery stores;
- (yy) Paint, varnish, stain, and wallpaper stores;
- (zz) Parking facilities including ramps or garages;
- (aaa) Pet shops, excluding kennels;
- (bbb) Physical culture and health service establishments;
- (ccc) Piano, organ, phonograph, radio, and television set stores;
- (ddd) Contractor shops, with no outdoor storage;
- (eee) Radio and television studios;
- (fff) Radio or television repair shops;
- (ggg) Religious articles stores;

- (hhh) Rental agencies other than for automobiles, trailers, trucks, and heavy equipment;
- (iii) Restaurants, all types;
- (jjj) Schools operated for profit;
- (kkk) Seed stores;
- (lll) Sporting goods stores;
- (mmm) Shopping centers;
- (nnn) Taverns;
- (ooo) Taxicab dispatching, storage and minor repair;
- (ppp) Telephone, radio, or telecommunication offices;
- (qqq) Tire sales and repairs.
- (rrr) Theaters;
- (sss) Tobacco shops;
- (ttt) Travel agencies and ticket sales;
- (uuu) Upholstering shops;
- (vvv) Used merchandise sales without exterior storage;
- (www) Variety store;
- (xxx) Vegetable and fruit stores;
- (yyy) Business building owner's or operator's dwelling unit on the same premises;
- (zzz) Apartments or apartment hotels above a permitted business use on the first or ground floor, subject to the regulations of the "R-5" Multiple-Family District; and
- (aaaa) Laboratories, except a physical testing laboratory.

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) Wrecker service, sale or rental of used vehicles after approval of the site plan by the Plan Commission;
- (b) Apartments or apartment hotels on the first or ground floor, subject to the regulations of the “R-5” Multiple-Family District;
- (c) Private clubs and lodges;
- (d) Homes for the elderly and nursing homes;
- (e) Amusement establishments – bowling alleys, indoor archery ranges, gymnasiums, swimming pools, trampoline centers, skating rinks, miniature golf courses, volleyball courts and similar uses;
- (f) Permitted uses which require outside storage of merchandise;
- (g) Outside storage or sales of merchandise as a principal property use where the Plan Commission has found the following criteria are met; and
- (h) Conditional uses permitted in the “B-2” Neighborhood Business District.

(4) Area Regulations.

- (a) Front Yard. No principal or accessory building shall be located closer to the street line as established by the Official Map than any abutting Residential Zoning District. If there is no abutting Residential Zoning District within the same block, no setback from the street line as established by the Official Map shall be required, except that the vision clearance area and the MMC 15.390(14) setback, if any, must be maintained.
- (b) Side Yard. No side yard required, except that lots when bordering one of the “R” Zones shall provide a side yard as required for the Residential Zone it abuts and shall be effectively sight screened by a fence or compact hedge of a minimum height of four and one-half feet and a maximum height of seven feet. Street side yards, however, shall be provided as required in MMC 15.390(14).
- (c) Rear Yard. No rear yard shall be required except where the rear of a lot adjoins an “R” Zone without an intervening alley. Such rear yard shall not be less than 15 feet in depth.

(5) Height Regulations. No building shall exceed 60 feet in height, subject also to airport height provisions.

(6) Vision Clearance. The vision clearance for this district shall be the same as required in the “B-2” District.

[Ord. 21-700 § 1, 2021; Ord. 16-1027 § 1, 2016; Ord. 16-326 § 3, 2016; Ord. 16-208 § 1, 2016; Ord. 12-529 §§ 33

– 35, 2012; Ord. 06-487 § 6, 2006. Prior code § 15.27]