Chapter 8

Appendix B

Manitowoc County

Zoning Guide

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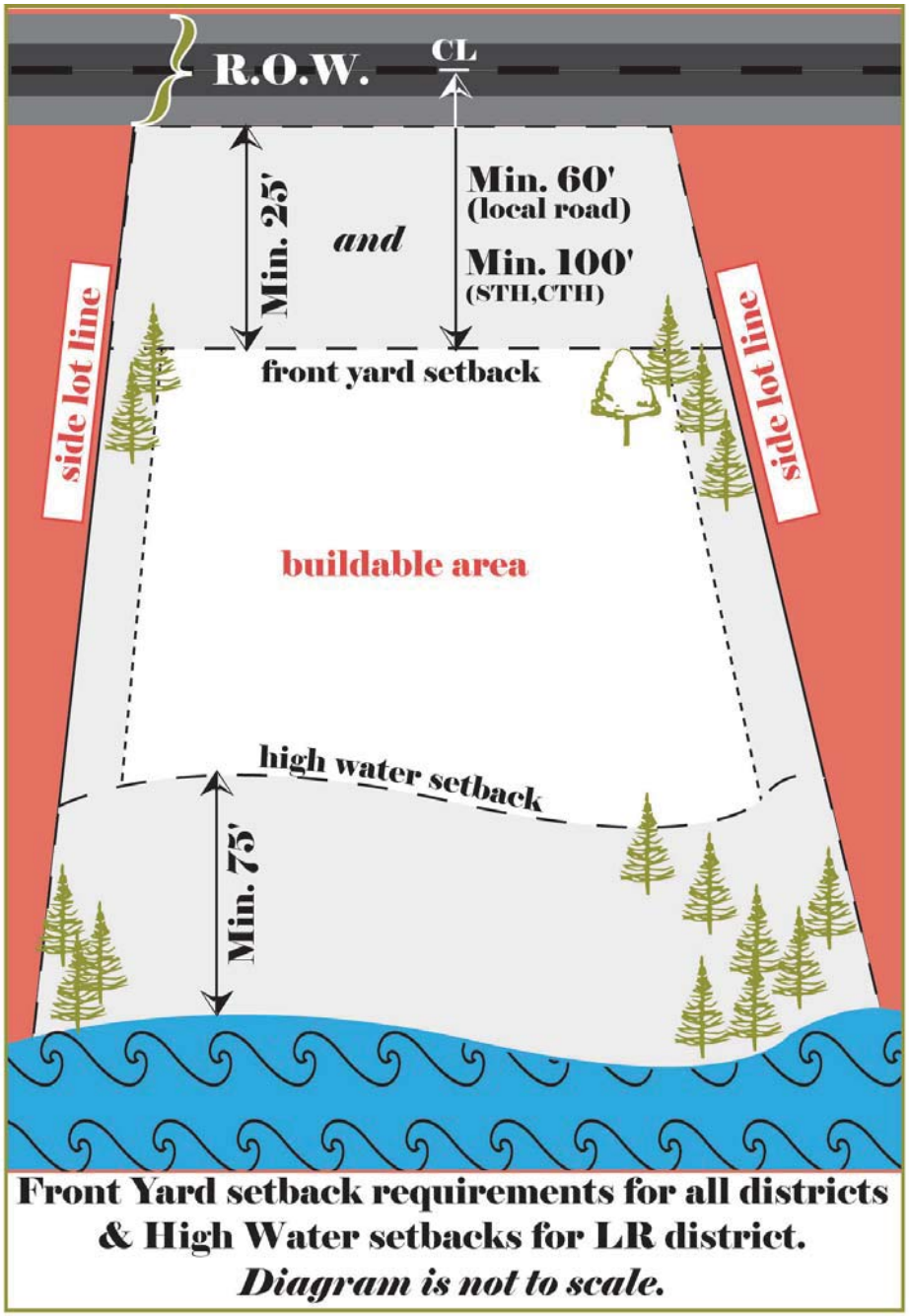
Prepared by: Bay-Lake Regional Planning Commission

11.04.2011

Zoning Districts

(EA) Exclusive Agriculture
(GA) General Agriculture
(LE) Large Estate Residential
(SE) Small Estate Residential
(RR) Rural Residential
(HD) High Density Residential
(LR) Lake Residential
(CB) Commercial/Business
(ID) Industrial
(NA) Natural Areas

Setback Requirements For All Zoning Districts



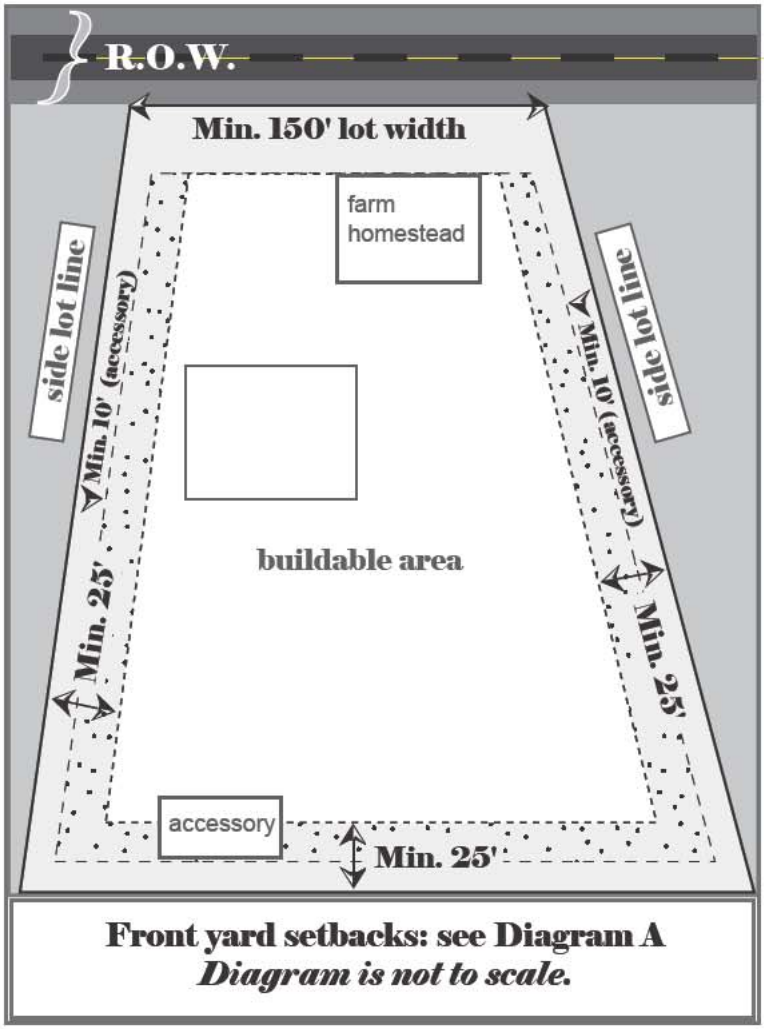
Front Yard setback requirements for all districts & High Water setbacks for LR district.
Diagram is not to scale.

Diagram A

EA Exclusive Agriculture

Exclusive Agricultural (EA)

The purpose of the Exclusive Agriculture (EA) district is to provide areas for agricultural development and to prevent scattered nonagricultural development that could displace agricultural uses. This district will contain land that is suitable for productive farm operations and that has historically exhibited good crop yields or is capable of such yields; demonstrated productivity for dairying, grazing, and livestock; produced specialty crops such as fruits, plant materials, trees, and vegetables; or is integral to such farm operations. This district is not intended to accommodate or facilitate nonagricultural growth.



Front yard setbacks: see Diagram A
Diagram is not to scale.

Principal Uses

- Agricultural uses.
- Essential services.
- Facilities used to keep cattle, goats, poultry, sheep, or swine, subject to the requirements of ch. 28 if the facility is for more than 750 animal units.
- Farm residence, one single family.
- Kennels.
- Open space areas.
- Private garages.
- Undeveloped natural resource areas.
- Other uses that are authorized or required to be located in a specific place by state or federal law.

Accessory Uses

- Agricultural accessory uses.
- Farm residence, one additional.
- Roadside stand, one, which must be placed outside the right-of-way.

Conditional Uses

- Agriculture-related uses.
- Community uses.
- Directional signs.
- Infrastructure that is compatible with the district, including agricultural aeronautic facilities; communication uses, such as antennae, broadcast towers, cell towers, and transmission lines; drainage facilities; electrical transmission lines; gas, oil, and other pipelines; large wind energy systems; rail facilities; roads; solar energy facilities; and transportation uses.
- Nonmetallic mining.
- Public uses.
- Utilities.

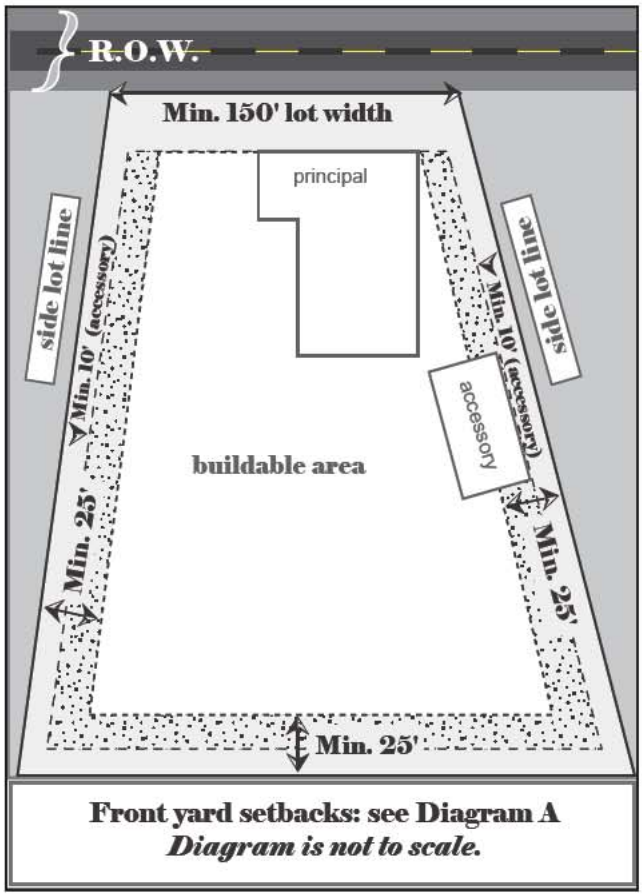
Yard Requirements

- Minimum lot size 20 acres, exclusive of road right-of-way.
- Minimum 150 ft. lot width.
- 25 ft. property line setback for principal and conditional use structures.
- 10 ft. property line setback for accessory structures.
- 60 ft. maximum height for buildings, unless a different maximum height is permitted by sec. 8.25 or chs. 20, 24, or 25. However, all structures are subject to the Airport Approach Protection Ordinance.

GA General Agriculture

General Agricultural (GA)

The purpose of the General Agriculture (GA) district is to provide a rural area with a mixture of agricultural, low-density residential, and rural commercial activity. The district provides for residential development at modest densities consistent with a generally rural environment and allows for nonresidential uses that require relatively large land areas or that are compatible with the surrounding rural land. The district also accommodates agricultural uses and may serve as a transitional district between the Exclusive Agriculture (EA) district and more intensely developed areas.



Yard Requirements

- Minimum lot size 10 acres, exclusive of road right-of-way.
- Minimum 150' lot width.
- 25' property line setback for principal and conditional use structures.
- 10' property line setback for accessory structures.
- 60' maximum height for buildings except farm structures not used for human habitation provided they are under airport height limitation.

Principal Uses

- Agricultural uses.
- Dairies and cheese factories.
- Essential services.
- Facilities used to keep cattle, goats, poultry, sheep, or swine, subject to the requirements of ch. 28 if the facility has more than 750 animal units.
- Kennels.
- Open space areas.
- Park trailers.
- Private garages.
- Single family residences.
- Undeveloped natural resource areas.
- Other uses that are authorized or required to be located in a specific place by state or federal law.

Accessory Uses

- Agricultural accessory uses.
- Home occupations.
- Hunting shacks or warming shacks with no water or sewage facilities.
- On-premise business signs of up to 32 square feet for allowable uses.
- Other accessory structures and uses that are incidental to the principal use, provided that the structure or use does not include any activity commonly conducted as a business.
- Roadside stand, one, which must be placed outside the right-of-way.
- Small wind energy systems.
- Trade or contractor storage.

Conditional Uses

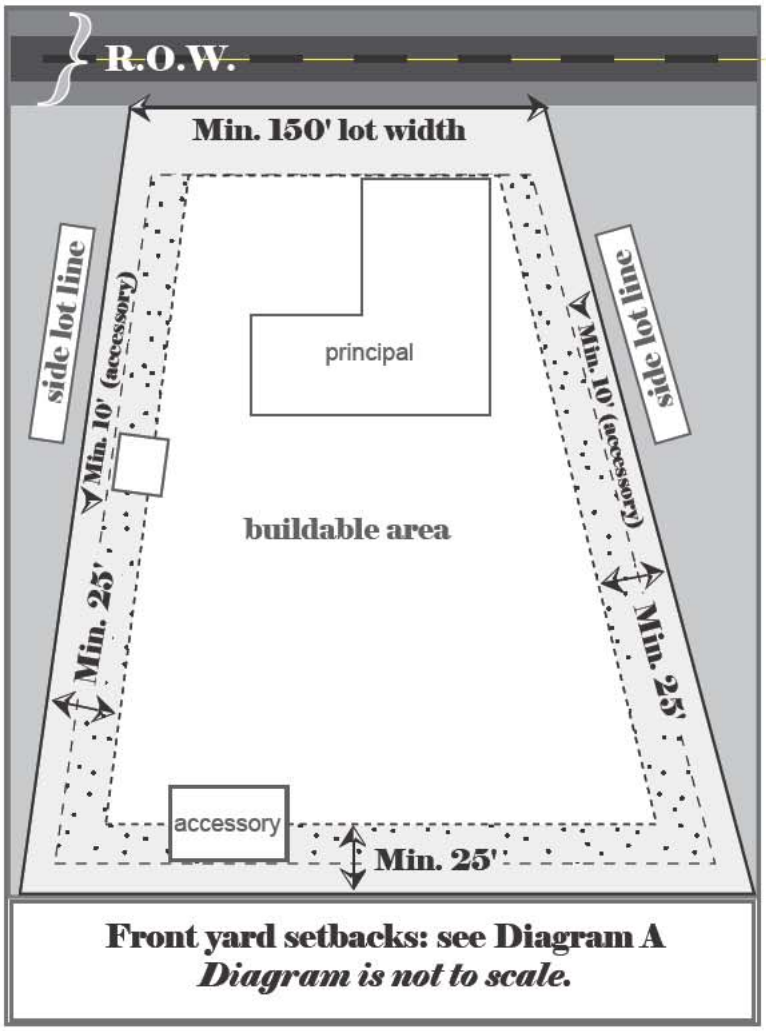
- Agricultural related uses.
- Airports, air strips, and landing fields.
- Bulk storage of agricultural products, cooperatives, feed mills, fertilizer plants, and fuel used for agricultural purposes.
- Camps and campgrounds.
- Commercial riding stables.
- Community uses.
- Directional signs.
- Farm implement sales and service.
- Fruit and vegetable processing plants.
- Infrastructure that is compatible with the district, including agricultural aeronautic facilities; communication uses, such as antennae, broadcast towers, cell towers, and transmission lines; drainage facilities; electrical transmission lines; gas, oil, and other pipelines; large wind energy systems; rail facilities; roads; solar energy facilities; and transportation uses.
- Junk yards, salvage yards, or other facilities for the baling, handling, processing, reclamation, recycling, remanufacture, sale, salvage, or storage of junk or other second-hand or used materials.
- Landscape businesses.
- Nonmetallic mining.
- Public garages.
- Public uses.
- Recreation vehicle parks.
- Sawmills.
- Utilities.
- Vacation home rentals.

LE

Large Estate Residential

Large Estate Residential (LE)

The purpose of the Large Estate Residential (LE) district is to provide areas for single-family residential and planned residential developments on large lots while allowing for agricultural activity in mostly rural areas of the county. The low-density requirements are intended to provide for areas where the presence of vegetation and open space helps create quiet and visually attractive residential areas.



Yard Requirements

- Minimum lot size 5 acres, exclusive of road right-of-way.
- Minimum 150 ft. lot width.
- 25 ft. property line setback for principal and conditional use structures.
- 10 ft. property line setback for accessory structures.
- 35 ft. maximum height, unless a different maximum height is permitted by sec. 8.25 or chs. 20, 24, or 25. However, all structures are subject to the Airport Approach Protection Ordinance.

Principal Uses

- Single-family residences.
- Agricultural uses, such as a garden, greenhouse, nursery, and usual farm buildings, subject to the following restrictions:
  1. A building in which animals are kept must be at least 25 feet from any adjoining lot line.
  2. No more than 1 animal unit of farm livestock and no more than 5 household livestock animals are allowed per acre.
  3. The storage or use of manure or any odor or dust-producing substance is prohibited within 25 feet of any adjoining lot line.
  4. A greenhouse heating plant must be at least 25 feet from any adjoining lot line.
- Community living arrangements with a capacity for 8 or fewer persons and foster homes, subject to the provisions set forth in Wis. Stat. § 60.63.
- Essential services.

Accessory Uses

- Contractor or trade storage.
- Home occupations.
- Private garages.
- Roadside stand, one, which must be placed outside the right-of-way.
- Small wind energy systems.
- Solar energy systems.
- Other accessory structures and uses that are incidental to the principal use, provided that the structure or use does not include any activity commonly conducted as a business.

Conditional Uses

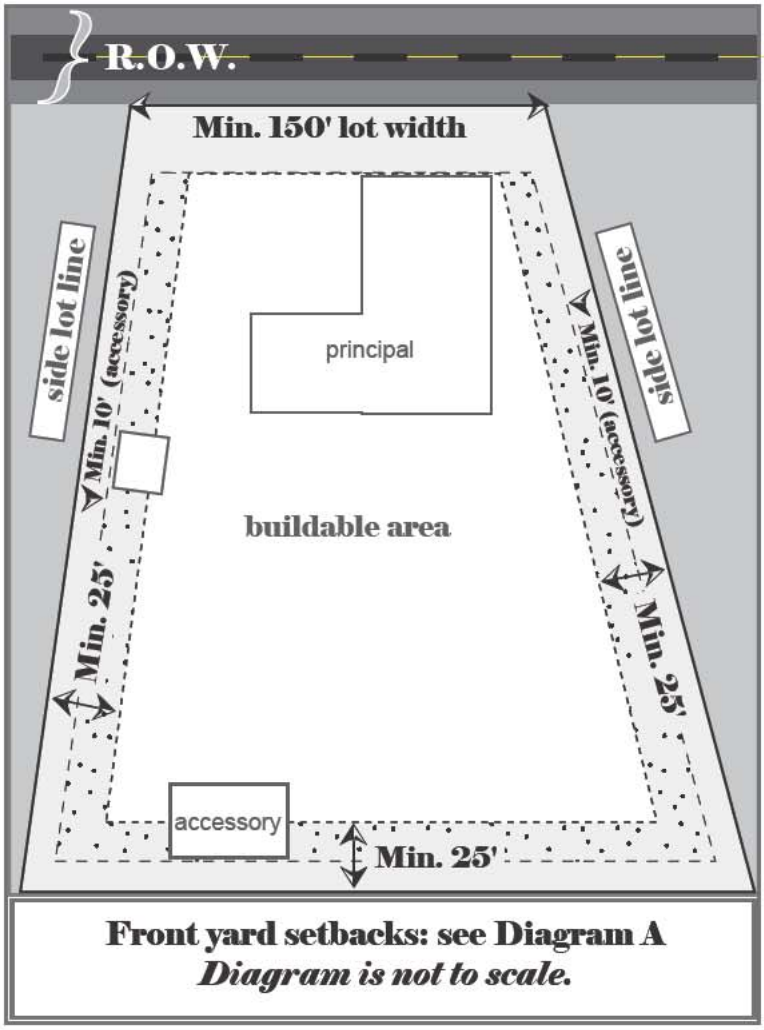
- Community living arrangements with a capacity of 9 or more persons, subject to the provisions set forth in Wis. Stat. § 60.63.
- Community uses.
- Day care.
- Kennels.
- Infrastructure that is compatible with the district, including agricultural aeronautic facilities; communication uses, such as antennae, broadcast towers, cell towers, and transmission lines; drainage facilities; electrical transmission lines; gas, oil, and other pipelines; large wind energy systems; rail facilities; roads; solar energy facilities; and transportation uses.
- Utilities.
- Vacation home rentals.

SE

Small Estate Residential

Small Estate Residential (SE)

The purpose of the Small Estate Residential (SE) district is to provide areas for mixed residential and agricultural activity in mostly rural areas of the county. This district provides for residential development at modest densities consistent with a generally rural environment; provides for specific nonresidential uses that require relatively large land areas and that are compatible with the surrounding residential uses; and still allows for some agricultural uses.



Yard Requirements

- Minimum lot size 2 acres, exclusive of road right-of-way.
- Minimum 150 ft. lot width.
- 25 ft. property line setback for principal and conditional use structures.
- 10 ft. property line setback for accessory structures.
- 35 ft. maximum height, unless a different maximum height is permitted by sec. 8.25 or chs. 20, 24, or 25. However, all structures are subject to the Airport Approach Protection Ordinance.

Principal Uses

- Single-family residences.
- Community living arrangements with a capacity for 8 or fewer persons and foster homes subject to the limitations set forth in Wis. Stat. § 60.63.
- Essential services.
- Agricultural uses, such as a garden, greenhouse, nursery, and usual farm buildings, subject to the following restrictions:
  1. A building in which animals are kept must be at least 25 feet from any adjoining lot line.
  2. No more than 1 animal unit of farm livestock and no more than 5 household livestock animals are allowed per acre.
  3. The storage or use of manure or any odor or dust-producing substance is prohibited within 25 feet of any adjoining lot line.
  4. A greenhouse heating plant must be at least 25 feet from any adjoining lot line.

Accessory Uses

- Contractor or trade storage.
- Home occupations.
- Private garages.
- Roadside stand, one, which must be placed outside the right-of-way.
- Small wind energy systems.
- Solar energy systems.
- Other accessory structures and uses that are incidental to the principal use, provided that the structure or use does not include any activity commonly conducted as a business.

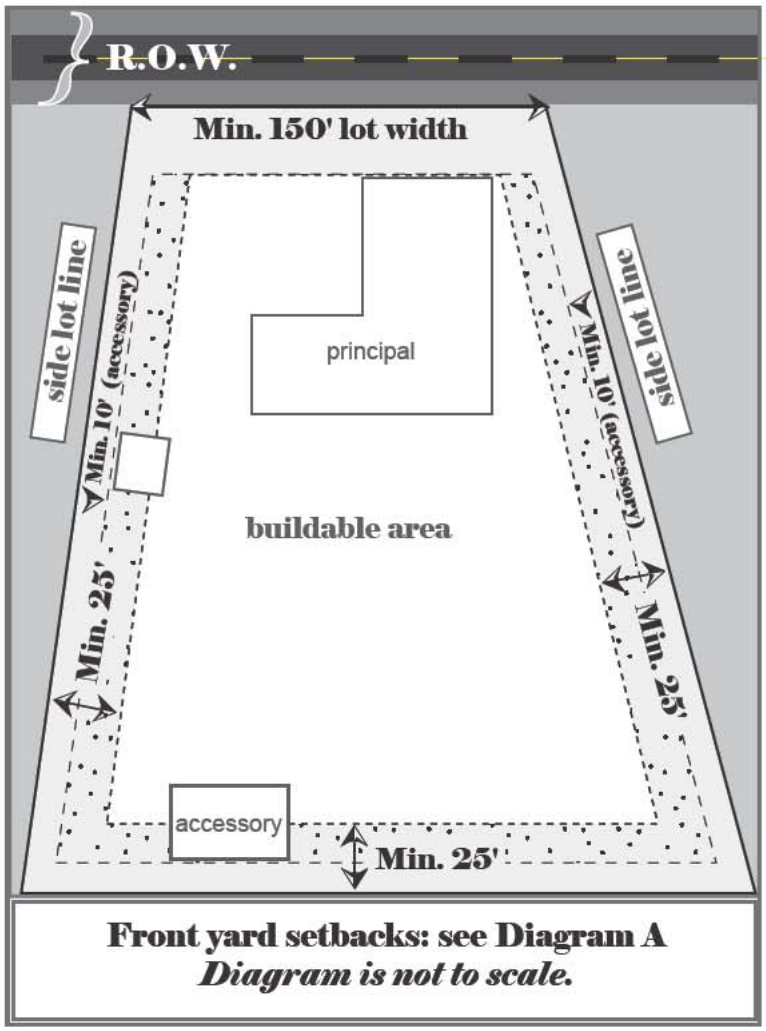
Conditional Uses

- Community living arrangements with a capacity of 9 or more persons, subject to the provisions set forth in Wis. Stat. § 60.63.
- Community uses.
- Kennels.
- Utilities.
- Vacation home rentals.

RR Rural Residential

Rural Residential (RR)

The purpose of the Rural Residential (RR) district is to provide areas for mixed residential and low-impact non-residential development on relatively small lots.



Yard Requirements

- Minimum lot size 1 acre, exclusive of road right-of-way.
- Minimum 150 ft. lot width.
- 25 ft. property line setback for principal and conditional use structures.
- 10 ft. property line setback for accessory structures.
- 35 ft. maximum height, unless a different maximum height is permitted by sec. 8.25 or chs. 20, 24, or 25. However, all structures are subject to the Airport Approach Protection Ordinance.

Principal Uses

- Single-family residences.
- Community living arrangements with a capacity for 8 or fewer persons and foster homes subject to the limitations set forth in Wis. Stat. § 60.63.
- Essential services.
- Agricultural uses, such as a garden, greenhouse, nursery, and usual farm buildings, subject to the following restrictions:
  1. A building in which animals are kept must be at least 25 feet from any adjoining lot line.
  2. No more than 1 animal unit of farm livestock and no more than 5 household livestock animals are allowed per acre.
  3. The storage or use of manure or any odor or dust-producing substance is prohibited within 25 feet of any adjoining lot line.
  4. A greenhouse heating plant must be at least 25 feet from any adjoining lot line.

Accessory Uses

- Contractor or trade storage.
- Home occupations.
- Private garages.
- Roadside stand, one, which must be placed outside the right-of-way.
- Small wind energy systems.
- Solar energy systems.
- Other accessory structures and uses that are incidental to the principal use, provided that the structure or use does not include any activity commonly conducted as a business.

Conditional Uses

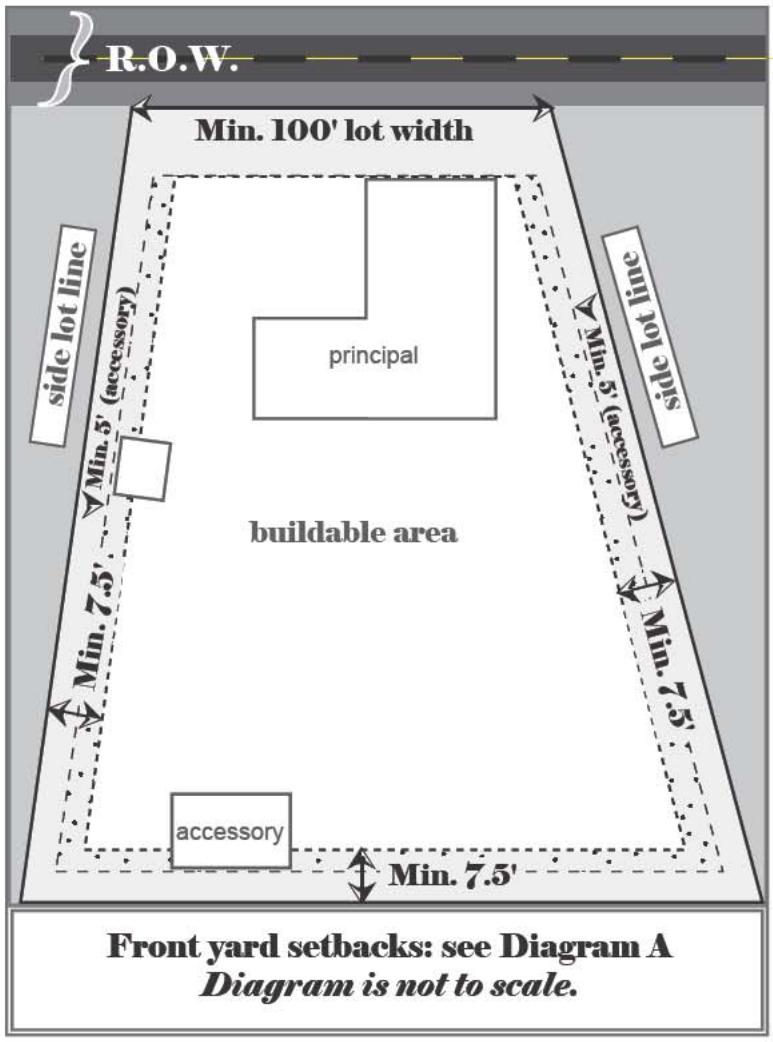
- Cemeteries.
- Community living arrangements with a capacity of 9 or more persons, subject to the provisions set forth in Wis. Stat. § 60.63.
- Community uses.
- Day care.
- Kennels.
- Mini-warehouses.
- Two-family residences.
- Utilities.
- Vacation home rentals.
- Veterinary clinics.
- Other small businesses not specifically listed, but which are deemed by the Board of Adjustment to be similar to those listed.

HD

High Density Residential

High Density Residential (HD)

The purpose of the High Density Residential (HD) district is to provide areas for a variety of residential uses, including single-family residential development at fairly high densities and multiple occupancy developments. This district will be located in areas with an existing mixture of residential types, certain regions that are served by public sewer, and other locations where high-density residential developments are appropriate.



Principal Uses

- Single-family and two-family residences.
- Community living arrangements with a capacity for 8 or fewer and foster homes, subject to the limitations set forth in Wis. Stat. § 60.63.
- Community living arrangements with a capacity for 9 to 15 persons, subject to the limitations set forth in Wis. Stat. § 60.63.
- Essential services.
- Manufactured home parks.
- Multi-family dwellings.

Accessory Uses

- Home occupations.
- Private garages.
- Roadside stand, one, which must be placed outside the right-of-way.
- Small wind energy systems.
- Solar energy systems.
- Other accessory structures and uses that are incidental to the principal use, provided that the structure or use does not include any activity commonly conducted as a business.

Conditional Uses

- Community living arrangements with a capacity for serving 16 or more persons, subject to the limitations set forth in Wis. Stat. § 60.63.
- Community uses.
- Day care.
- Utilities.
- Vacation home rentals.

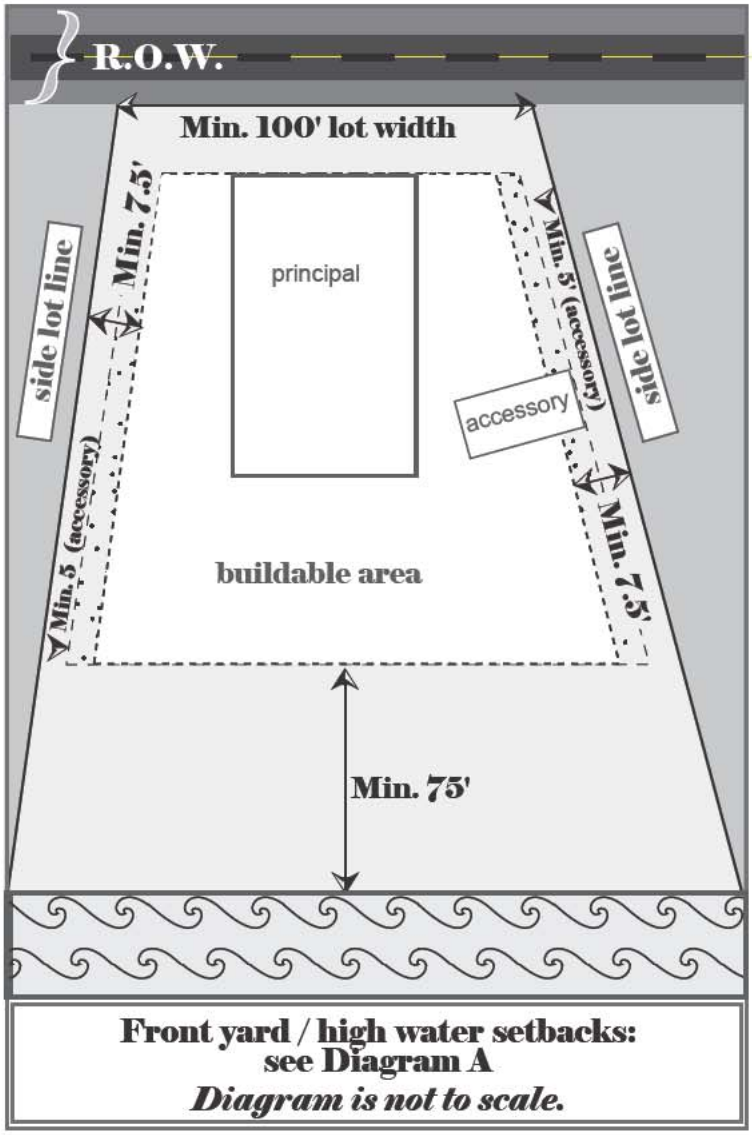
Yard Requirements

- Minimum lot size 21,780 sq. ft. (1/2 acre), exclusive of road right-of-way.
- Minimum 100 ft. lot width.
- 7.5 ft. property line setback for principal and conditional use structures.
- 5 ft. property line setback for accessory structures.
- 35 ft. maximum height, unless a different maximum height is permitted by sec. 8.25 or chs. 20, 24, or 25. However, all structures are subject to the Airport Approach Protection Ordinance.

LR Lake Residential

Lake Residential (LR)

The purpose of the Lake Residential (LR) district is to provide areas for single-family residential and planned residential development. This district will generally be located along a waterfront and uses are restricted in order to maintain a strictly residential character.



Principal Uses

- Single-family residences.
- Community living arrangements with a capacity for 8 or fewer and foster homes, subject to the limitations set forth in Wis. Stat. § 60.63.
- Essential services.

Accessory Uses

- Home occupations.
- Hunting or warming shacks with no water or sewage facilities included.
- Roadside stand, one, which must be placed outside the right-of-way.
- Small wind energy systems.
- Solar energy systems.
- Private garages.
- Other accessory structures and uses that are incidental to the principal use, provided that the structure or use does not include any activity commonly conducted as a business.

Conditional Uses

- Baits shops.
- Community living arrangements with a capacity of 9 or more persons, subject to the limitations set forth in Wis. Stat. § 60.63.
- Community uses.
- Resorts.
- Restaurants.
- Sports shops.
- Taverns.
- Two-family residences.
- Utilities.
- Vacation home rentals.

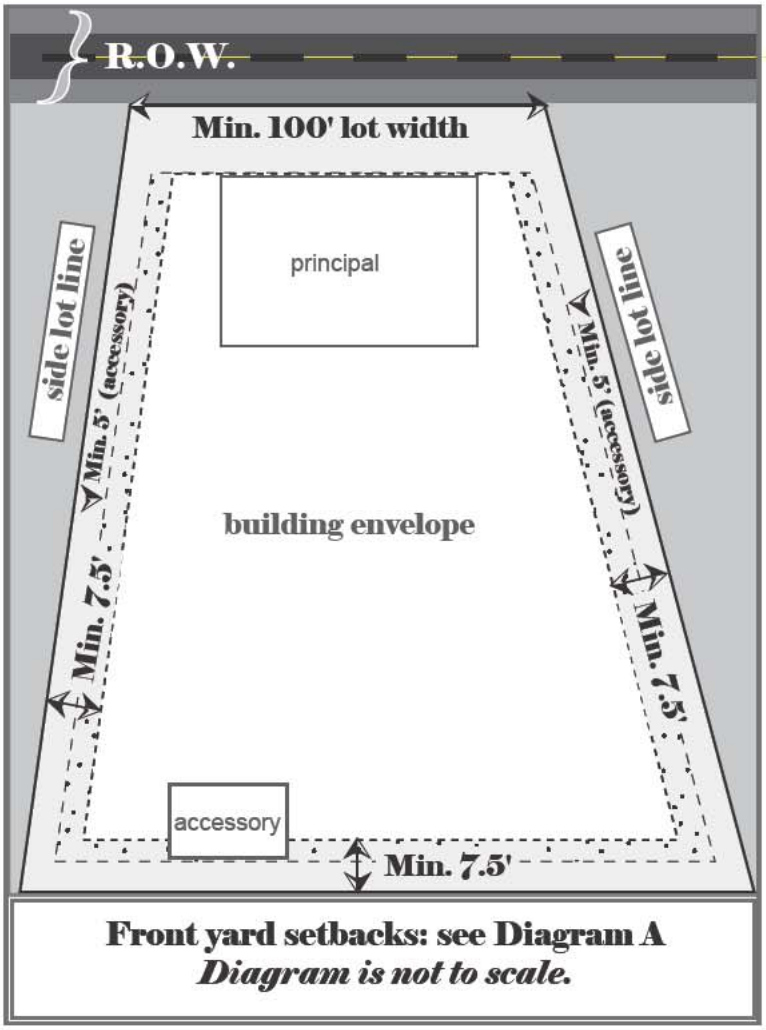
Yard Requirements

- Minimum lot size 10,000 sq. ft. for sewered lots, exclusive of road right-of-way.
- Minimum lot size 20,000 sq. ft. for unsewered lots, exclusive of road right-of-way.
- Minimum 100 ft. lot width.
- 7.5 ft. property line setback for principal and conditional use structures.
- 5 ft. property line setback for accessory structures.
- 35 ft. maximum height.

CB Commercial/Business

Commercial/Business (CB)

The purpose of the Commercial/Business (CB) district is to provide areas for mixed residential and commercial use. It will encompass areas that already have this mixed use, as well as those areas where expansion of this mixed use is desired. It will typically be located within or near existing communities, but may also be used in outlying areas and to facilitate small development nodes.



Yard Requirements

- Minimum lot size 10,000 sq. ft, exclusive of road right-of-way.
- Minimum 100 ft. lot width.
- 7.5 ft. property line setback for principal and conditional use structures.
- 5 ft. property line setback for accessory structures.
- 60 ft. maximum height, unless a different maximum height is permitted by sec. 8.25 or chs. 20, 24, or 25. However, all structures are subject to the Airport Approach Protection Ordinance.

Principal Uses

- Activity and recreation centers.
- Auto, truck, trailer, and other equipment sales and rentals.
- Bowling alleys.
- Building, electrical, heating, lumber, and plumbing supply yards.
- Bulk storage of agricultural products, cooperatives, feed mills, and fertilizer plants.
- Business and professional offices and services.
- Cabinet making and woodworking.
- Car washes.
- Commercial storage.
- Community uses.
- Contractor or trade storage.
- Dairies and dairy-processing businesses, such as cheese factories.
- Essential services.
- Farm equipment and implement sales.
- Food lockers.
- Fruit and vegetable stands.
- Funeral homes and crematoriums.
- Furniture repair, sales, and upholstery.
- Gas stations and convenience stores.
- Hotels.
- Manufactured home sales and service.
- Mini-warehouses.
- Motels.
- Parking areas and ramps.
- Printing and duplicating shops.
- Private clubs and lodges, except adult entertainment establishments.
- Public uses.
- Restaurants.
- Self-service laundromats.
- Signs and billboards.
- Single-family residences.
- Small wind energy systems.
- Stores for conducting retail, service, or wholesale business.
- Taverns.
- Theaters, except outdoor theaters.
- Trailer and truck rentals.
- Vehicle and equipment sales, service, and showrooms.
- Utilities.

Accessory Uses

- Roadside stand, one, which must be placed outside the right-of-way.

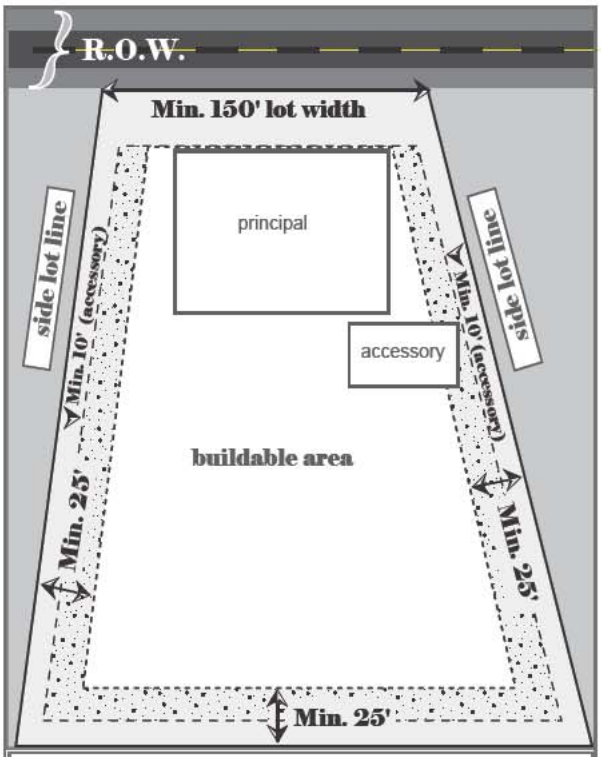
Conditional Uses

- Adult entertainment establishments, subject to any applicable provisions contained in Part V.
- Auto salvage yards.
- Banquet and dance halls.
- Drive-in theaters.
- Outdoor amusement centers.
- Race tracks.
- Shopping centers.
- Sports arenas.
- Telecommunication towers.
- Transportation terminals.
- Truck stops.
- Water parks.

ID Industrial

Industrial (ID)

The purpose of the Industrial (ID) district is to provide areas for manufacturing, warehousing, and other light industrial operations. It may also be used for commercial storage facilities, contractor and trade establishments, and similar businesses. However, such use may not be detrimental to the surrounding area or to the county as a whole because of dust, groundwater degradation, noise, odor, physical appearance, smoke, traffic, or other nuisance factors.



Front yard setbacks: see Diagram A
Diagram is not to scale.

Yard Requirements

- Minimum lot size 1 acre, exclusive of road ROW.
- Minimum 150 ft. lot width.
- 25 ft. property line setback for principal and conditional use structures.
- 10 ft. property line setback for accessory structures.
- 60 ft. maximum height.

Conditional Uses

- Chemical and allied products production or storage facilities.
- Community Uses.
- Dwelling units for caretakers or guards.
- Foundries.
- Incinerators.
- Junk yards, salvage yards, or other facilities for the baling, handling, processing, reclamation, recycling, remanufacture, sale, salvage, storage of junk or other second-hand or used materials.
- Leather and leather products.
- Lumber and wood products.
- Paper and allied products.
- Petroleum and other inflammable liquid bulk production, refining, or storage facilities.
- Plastic products.
- Quarries and gravel, sand, or stone crushing, grading, milling, mining, and washing operations.
- Rubber products.
- Textile mills and textile products.
- Machinery manufacturing.
- Mini-warehouses.
- Transportation equipment and parts.
- Truck distribution, dispatching, loading, and transfer depots.
- Solid waste facilities and transfer stations.

Principal Uses

- Agricultural implement and equipment manufacture, sales, and service.
- Analyzing, controlling, measuring, and recording instruments, including clocks; medical, optical, and photographic equipment; and watches.
- Apparel and other finished products made from fabrics and similar materials.
- Billboard manufacture.
- Clay, concrete, glass, and stone products.
- Coating, engraving, and allied services.
- Computers and office equipment.
- Contractor or construction shops, including air conditioning, building, cement, electrical, heating, refrigeration, masonry, painting, plumbing, roofing, and ventilation.
- Electrical and electronic equipment and machinery.
- Essential services.
- Fabricated metal, wood, or plastic products, except machinery and transportation equipment.
- Food and kindred products.
- Furniture and fixtures.
- Garages for the repair, sales, service, or storage of automobiles, tractors, trucks, and accessory equipment.
- Infrastructure that is compatible with the district, including agricultural aeronautic facilities; communication uses, such as antennae, broadcast towers, cell towers, and transmission lines; drainage facilities; electrical transmission lines; gas, oil, and other pipelines; large wind energy systems; rail facilities; roads; solar energy facilities; and transportation uses.
- Laboratories and research and development facilities.
- Printing, publishing, and allied products.
- Public uses.
- Radio and television offices, towers, and transmission facilities.
- Research facilities.
- Secondhand household equipment, store fixtures, and office furniture sales, storage, and reconditioning.
- Sign painting studio.
- Signs identifying the name and business of the occupant of a premises.
- Small wind energy systems.
- Substations for electrical power and light.
- Utilities.
- Warehousing.
- Other uses not specifically listed, but which are deemed by the board of adjustment to be similar to the uses listed above.

Accessory Uses

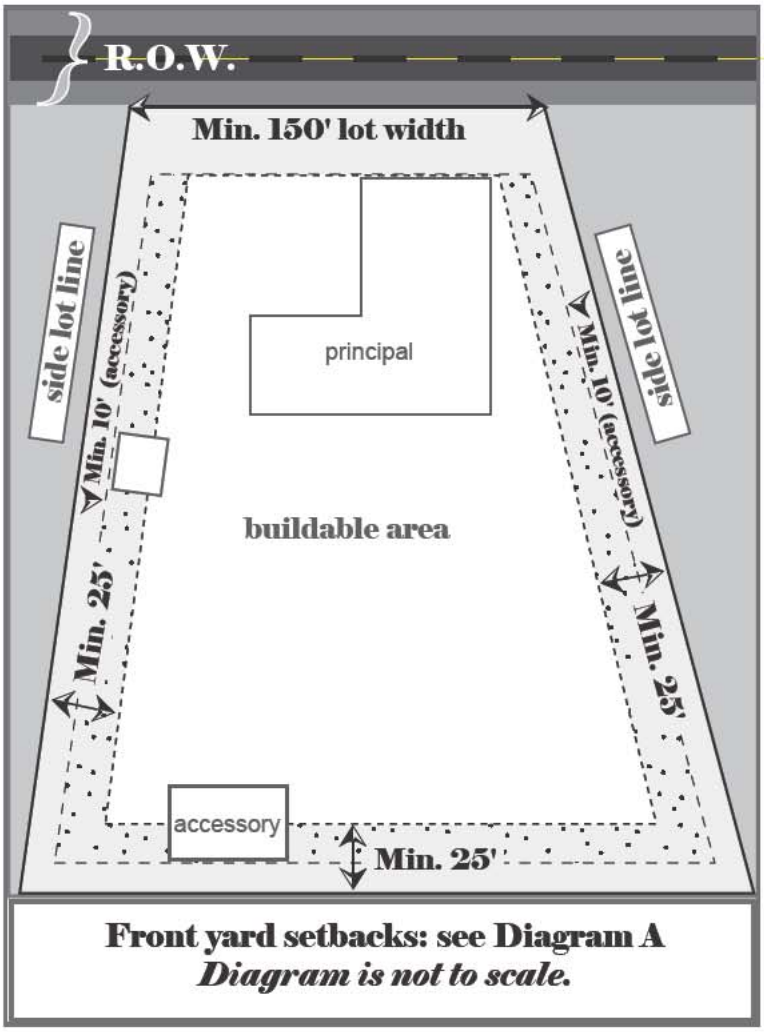
- Accessory structures and uses incidental to the principal use or to a permitted conditional use are allowed in the ID district.
- Roadside stand, one, which must be placed outside the right-of-way.

NA

Natural Areas

Natural Areas (NA)

The purpose of Natural Area (NA) district is to provide areas that conserve existing, mostly undeveloped natural land. The district may be used in upland areas adjacent to or surrounded by wetland areas or in other areas where natural features are considered significant. General agriculture, institutional, recreational, and very low density residential uses are allowed, but commercial and industrial uses are not permitted.



Yard Requirements

- Minimum lot size 20 acres, exclusive of road right-of-way.
- Minimum 150 ft. lot width.
- 25 ft. property line setback for principal and conditional use structures.
- 10 ft. property line setback for accessory structures.
- 35 ft. maximum height for buildings, unless a different maximum height is permitted by sec. 8.25 or chs. 20, 24, or 25. However, all structures are subject to the Airport Approach Protection Ordinance.

Principal Uses

- Agricultural uses.
- Essential services.
- Forestry.
- Hunting, fishing, and trapping.
- Kennels.
- Non-residential structures used for raising fish and wildlife and for the practice of forestry.
- Park trailers.
- Shooting clubs, clubhouses, and ranges.
- Tree and shrub nurseries.

Accessory Uses

- Home occupations.
- Hunting or warming shacks with no water or sewage facilities.
- Roadside stand, one, which must be placed outside the right-of-way.
- Small wind energy systems.
- Other accessory structures and uses that are incidental to the principal use, provided that the structure or use does not include any activity commonly conducted as a business

Conditional Uses

- Camps and campgrounds.
- Commercial recreational areas, such as a golf course, nature center, or other low impact activity.
- Community uses.
- Non-metallic mining.
- Private garages.
- Recreation vehicle parks.
- Sawmills.
- Single family residences.
- Utilities.
- Vacation home rentals.