

15.150 R-4, Single- and Two-Family District.

(1) Intent. This district is intended to provide for single-family and two-family residential uses in specified low density residential areas.

(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) Two-family dwellings;
- (c) Public parks, parkways, and other recreation areas;
- (d) Community living arrangements for not more than eight individuals;
- (e) Adult day care facilities, and child day care centers for not more than eight individuals;
- (f) Vacant lot residential garden; and
- (g) 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- (h) *Repealed by Ord. 20-152*;
- (i) Domestic violence centers;
- (j) Expanded home occupations;
- (k) Any adaptive reuse authorized pursuant to MMC [15.370](#)(29);
- (l) Transitional housing;

(m) Continuing care communities, retirement housing, intergenerational housing, and other collaborative housing options developed pursuant to MMC [15.750](#); and

(n) Farmers' markets.

(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.

(b) Side Yard. There shall be two side yards of not less than six feet for each side yard, providing that on corner lots the side yard adjacent to the street shall be not less than 20 feet except that garages shall be set back not less than 25 feet. 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 not less than 25 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 located more than 65 feet from the front lot line of any interior lot shall be located closer than two feet to the rear property line except where easement widths are greater.

(d) Lot Area. Each lot for a single-family dwelling shall have a minimum area of 5,500 square feet and a minimum average width of 50 feet. Each lot for a two-family dwelling shall have a minimum area of 6,600 square feet and a minimum average width of 60 feet. In both instances, however, corner lots shall provide 10 percent greater minimum lot area and width.

(e) Lot Occupancy. The ground area occupied by the principal and accessory buildings shall not exceed 35 percent of the total area of the lot.

(f) Dwelling Unit Size. All dwelling units shall be at least 20 feet wide and shall have a minimum area, excluding attached or detached accessory buildings, of 720 square feet.

(5) Height Regulations. No principal building shall exceed 35 feet in height and no accessory building shall exceed 15 feet in height, subject also to airport height provisions.

(6) Vision Clearance. The vision clearance of this district shall be not 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, determined by measuring 10 feet along the street lot line and 10 feet along the alley line.

[Ord. 20-152 § 4, 2020; Ord. 15-559 § 5, 2015; Ord. 13-265 § 5, 2013; Ord. 12-529 §§ 18 – 20, 2012; Ord. 08-490 § 10, 2008. Prior code § 15.15]

The Manitowoc Municipal Code is current through Ordinance 23-159, passed February 20, 2023.

Disclaimer: The City Clerk's office has the official version of the Manitowoc Municipal Code. Users should contact the City Clerk's office for ordinances passed subsequent to the ordinance cited above.

Code Renumbering: The City of Manitowoc reformatted their code in 2011. If you are looking for the text of an ordinance under the previous numbering system, please look to the [cross-reference table](#).

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