

Town of Centerville

Zoning conversion

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Manitowoc County Planning & Zoning Department

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Figure 1: Current Zoning Structure for Manitowoc County and Town of Centerville

MCC Chapter 8

8.09 – Exclusive Agriculture

Minimum 20 acres, and width of 150Ft.

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; Large wind energy systems; Mobile service towers; Open space areas; 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; Antennas; Farm residence, one additional; Private garages; Roadside stand.

Conditional Uses: Agriculture-related uses; Community uses; Directional signs; Infrastructure; Nonmetallic mining; Public uses; Radio broadcast service facilities, Utilities.

8.10 - General Agriculture

Minimum 10 acres, and width of 150Ft.

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; Large wind energy systems, provided that the large wind energy system complies with the requirements of Wis. Admin. Code ch. PSC 128 and any ordinance adopted pursuant to Wis. Admin. Code § PSC 128.10, subject to the authority granted by Wis. Stat. § 66.0401(f) to political subdivisions to deny an application if the proposed site of the wind energy system is in an area primarily designated for future residential or commercial development; Mobile service facilities; Mobile service tower; 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; Antenna; 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 and which may not interfere with or present a hazard to any person, property, or traffic; Small wind energy systems; Solar 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; 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; Radio broadcast service facilities; Recreation vehicle parks; Sawmills; Utilities; Vacation home rentals; Other small businesses not specifically listed, but which are deemed by the Board to be similar to those listed.

8.11 - Large Estate Residential

Minimum 5 acres, and width of 150Ft.

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. §§ 59.69(15) and 60.63; Essential services; Large wind energy systems, provided that the large wind energy system complies with the requirements of Wis. Admin. Code ch. PSC 128 and any ordinance adopted pursuant to Wis. Admin. Code § PSC 128.10, subject to the authority granted by Wis. Stat. § 66.0401(f) to political subdivisions to deny an application if the proposed site of the wind energy system is in an area primarily designated for future residential or commercial development; Mobile service facilities; Mobile service tower.

Accessory Uses: Antenna; Contractor or trade storage; Home occupations; Private garages; Roadside stand, one, which must be placed outside the right-of-way and which may not interfere with or present a hazard to any person, property, or traffic; 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 9 or more persons, subject to the provisions set forth in Wis. Stat. §§ 59.69(15) and 60.63; Community uses; Day care; Kennels; Infrastructure that is compatible with the district; Radio broadcast service facilities; Utilities; Vacation home rentals.

8.12 - Small Estate residential

Minimum 2 Acres, and width of 150Ft.

Principal Uses: Single-family residences; Community living arrangements with a capacity for 8 or fewer persons and foster homes, subject to the provisions set forth in Wis. Stat. §§ 59.69(15) and 60.63; 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; A greenhouse heating plant must be at least 25 feet from any adjoining lot line; Essential services; Large wind energy systems, provided that the large wind energy system complies with the requirements of Wis. Admin. Code ch. PSC 128 and any ordinance adopted pursuant to Wis. Admin. Code § PSC 128.10, subject to the authority granted by Wis. Stat. § 66.0401(f) to political subdivisions to deny an application if the proposed site of the wind energy system is in an area primarily designated for future residential or commercial development; Mobile service facilities; Mobile service tower.

Accessory Uses: Antenna; Contractor or trade storage; Home occupations; Private garages; Roadside stand, one, which must be placed outside the right-of-way and which may not interfere with or present a hazard to any person, property, or traffic; 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 9 or more persons, subject to the provisions set forth in Wis. Stat. §§ 59.69(15) and 60.63; Community uses; Kennels; Utilities; Vacation home rentals.

8.13 - Rural Residential

Minimum 1 Acre, and width of 150Ft.

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. §§ 59.69(15) and 60.63; Agricultural uses, such as a garden, greenhouse, nursery, and usual farm buildings, subject to the following restrictions: (1) A building in which farm 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; Essential services; Large Wind Energy Systems, provided that the large wind energy system complies with the requirements of Wis. Admin. Code ch. PSC 128 and any ordinance adopted pursuant to Wis. Admin. Code § PSC 128.10, subject to the authority granted by Wis. Stat. § 66.0401(f) to political subdivisions to deny an application if the proposed site of the wind energy system is in an area primarily designated for future residential or commercial development; Mobile service facilities; Mobile service tower

Accessory Uses: Antenna; Contractor or trade storage; Home occupations; Private garages; Roadside stand, one, which must be placed outside the right-of-way and which may not interfere with or present a hazard to any person, property, or traffic; 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 for 9 or more persons, subject to the provisions set forth in Wis. Stat. §§ 59.69(15) and 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.

8.14 - High Density Residential

Minimum Half Acre (21,780SqFt), and width of 100Ft.

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. §§ 59.69(15) and 60.63; Community living arrangements with a capacity for 9 to 15 persons, subject to the limitations set forth in Wis. Stat. §§ 59.69(15) and 60.63; Essential services; Large wind energy systems, provided that the large wind energy system complies with the requirements of Wis. Admin. Code ch. PSC 128 and any ordinance adopted pursuant to Wis. Admin. Code § PSC 128.10, subject to the authority granted by Wis. Stat. § 66.0401(f) to political subdivisions to deny an application if the proposed site of the wind energy system is in an area primarily designated for future residential or commercial development; Manufactured home parks; Mobile service facilities; Mobile service tower; Multi-family dwellings.

Accessory Uses: Antenna; Home occupations; Private garages; Roadside stand, one, which must be placed outside the right-of-way and which may not interfere with or present a hazard to any person, property, or traffic; 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 provisions set forth in Wis. Stat. §§ 59.69(15) and 60.63; Community uses; Day care; Utilities; Vacation home rentals.

8.15 - Lake Residential

Minimum 10,000SqFt for sewered lots, 20,000SqFt for unsewered lots, and width of 100Ft.

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. §§ 59.69(15) and 60.63; Essential services; Large wind energy systems, provided that the large wind energy system complies with the requirements of Wis. Admin. Code ch. PSC 128 and any ordinance adopted pursuant to Wis. Admin. Code § PSC 128.10, subject to the authority granted by Wis. Stat. § 66.0401(f) to political subdivisions to deny an application if the proposed site of the wind energy system is in an area primarily designated for future residential or commercial development; Mobile service facilities; Mobile service tower.

Accessory Uses: Antenna; 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 and which may not interfere with or present a hazard to any person, property, or traffic; 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 for 9 or more persons, subject to the limitations set forth in Wis. Stat. §§ 59.69(15) and 60.63; Community uses; Resorts; Restaurants; Sports shops; Taverns; Two-family residences; Utilities; Vacation home rentals.

8.16 - Commercial/Business

Minimum 10,000SqFt, and width of 100Ft.

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; Large wind energy systems, provided that the large wind energy system complies with the requirements of Wis. Admin. Code ch. PSC 128 and any ordinance adopted pursuant to Wis. Admin. Code § PSC 128.10, subject to the authority granted by Wis. Stat. § 66.0401(f) to political subdivisions to deny an application if the proposed site of the wind energy system is in an area primarily designated for future residential or commercial development; Manufactured home sales and service; Mini-warehouses; Mobile service facilities; Mobile service tower; 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: Antenna; Roadside stand, one, which must be placed outside the right-of-way and which may not interfere with or present a hazard to any person, property, or traffic.

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; Radio broadcast service facilities; Shopping centers; Sports arenas; Transportation terminals; Truck stops; Water parks.

8.17 - Industrial

Minimum 1 Acre, and width of 150Ft.

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; Laboratories and research and development facilities; Large wind energy systems, provided that the large wind energy system complies with the requirements of Wis. Admin. Code ch. PSC 128 and any ordinance adopted pursuant to Wis. Admin. Code § PSC 128.10, subject to the authority granted by Wis. Stat. § 66.0401(f) to political subdivisions to deny an application if the proposed site of the wind energy system is in an area primarily designated for future residential or commercial development; Mobile service facilities; Mobile service tower; Printing, publishing, and allied products; Public uses; Radio broadcast service 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: Antenna; Roadside stand, one, which must be placed outside the right-of-way and which may not interfere with or present a hazard to any person, property, or traffic.

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.

8.18 - Natural Area

Minimum 20 Acres, and width of 150Ft.

Principal Uses: Agricultural uses; Essential services; Forestry; Hunting, fishing, and trapping; Kennels; Large Wind Energy Systems, provided that the large wind energy system complies with the requirements of Wis. Admin. Code ch. PSC 128 and any ordinance adopted pursuant to Wis. Admin. Code § PSC 128.10, subject to the authority granted by Wis. Stat. § 66.0401(f) to political subdivisions to deny an application if the proposed site of the wind energy system is in an area primarily designated for future residential or commercial development; Mobile service facilities; Mobile service tower; Non-residential structures used for raising fish and wildlife and for the practice of forestry; Park trailers; Private garages; Shooting clubs, clubhouses, and ranges; Single-family residences; Tree and shrub nurseries.

Accessory Uses: Antenna; Home occupations; Hunting or warming shacks with no water or sewage facilities; Roadside stand, one, which must be placed outside the right-of-way and which may not interfere with or present a hazard to any person, property, or traffic; 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; Recreation vehicle parks; Sawmills; Utilities; Vacation home rentals.

Centerville General Code of Ordinance Chapter 9

9.07 - A-1 Agricultural Rural Residential District

Minimum 5 Acres, and width of 330Ft.

Principal Uses: Single-family dwellings; General farming, orchards, vegetable raising, plant nurseries, greenhouses and forestry; Roadside stands (see Section 9.06 A.8.) not exceeding one per farm or dwelling

Accessory Uses: Accessory buildings, including buildings clearly incidental to the residential use of the property, provided that no accessory building may be used as a separate dwelling unit; No sign shall be allowed, except that one unlighted nameplate with area not more than three (3) square feet may be installed; Customary home occupations as defined herein and subject to the provisions of Section 9.06 A.6-7 of this Ordinance; Professional offices, when such office is conducted solely by a member or members of the resident family, entirely within the dwelling and incidental to the residential use of the premises.

Conditional Uses: Cemeteries; Governmental and cultural uses, such as fire and police stations, community centers, libraries, public emergency shelters, parks, playgrounds and museums; Schools and churches; Public utilities, except antenna and communication towers; Directional signs; Bed & Breakfast Inns; Small Wind Energy Systems

9.08 - A-2 Agricultural District

Minimum 1 Acre, and width of 150Ft.

Principal Uses: Beekeeping; Floriculture; Greenhouses; Orchards; Plant nurseries; Poultry raising; Raising of tree fruits, nuts and berries; Sod farming; Essential services, where such services are exempt from local regulation and have received a certificate under Section 196.491 Wisconsin Statutes; Vegetable raising; Viticulture; Dwellings as follows: (a) Farm homestead (b) One additional single-family dwelling or manufactured/mobile home per farm. Any manufactured/mobile home constructed shall be subject to the provisions of Section 9.06 G (c) One nonfarm related single-family dwelling per lot where no dwelling existed on April 6, 1977.

Accessory Uses: Private garage/shed with existing residence present; Customary home occupations as defined herein and subject to the provisions of Section 9.06 A.6-7 of this Ordinance; Signs, free standing, not to exceed twenty (20) square feet in area displaying the name of the farm, business, owner, farm organization or advertising the products produced on the premises; Temporary signs not to exceed 20 square feet (e.g. real estate, for rent, bazaar, garage sale, political, etc.).

Conditional Uses: Dog kennels; Gas or electrical utility uses not requiring authorization under Section 196.491 (3) Wisconsin Statutes; Radio and television broadcasting, transmitting and communication tower or microwave relay stations; Small business subject to the provision of Section 9.19 A-B of this Ordinance (see especially section 9.19 B.7.) and conditional upon site

plan approval by the Town of Centerville Board of Appeals; Two-family dwellings; Directional signs; Bed & Breakfast Inns; Small Wind Energy Systems

9.09 - A-3 Exclusive Agriculture District

Minimum 20 Acres, and width of 150Ft.

Principal Uses: Agricultural Use (Crop or forage production, Keeping livestock, Beekeeping, Nursery, sod, or Christmas tree production, Floriculture, Aquaculture, Fur farming, Forest management, Enrolling land in a federal agricultural commodity payment program or a federal or state agricultural land conservation payment program, Grazing, Greenhouses, Orchards, Raising of tree fruits, nuts and berries, Vegetable raising, Viticulture); Essential services, where such services are exempt from local regulation and have received a certificate under Section 196.491 Wisconsin Statutes; Dwellings as follows: (a) Farm residence. (B) Existing dwellings prior to January 1, 2014 located in areas subject to this Section which do not conform to the requirements may be continued in residential use and shall not be subject to any limitations imposed; such existing dwellings may be altered, repaired or rebuilt if destroyed but are subject to setback, width and other dimensional requirements.

Accessory Uses: Agricultural Accessory Use (A building, structure, or improvement that is an integral part of, or is incidental to, an agricultural use. b. An activity or business operation that is an integral part of, or incidental to, an agricultural use. c. A farm residence. d. A business, activity, or enterprise, whether or not associated with an agricultural use, that is conducted by the owner or operator of a farm, that requires no buildings, structures, or improvements other than those described in par. (a) or (c), that employs no more than 1 full-time employee annually, and that does not impair or limit the current or future agricultural use of the farm or of other protected farmland); Private garage/shed with existing residence present; Customary home occupations subject to the provisions of Section 9.04 B.4.d of this Ordinance; Other customary accessory use buildings, provided such uses are clearly incidental to the principal use and do not include any activity commonly conducted as a nonagricultural business; Roadside stands for the sale of farm products; Signs, free standing, not to exceed twenty (20) square feet in area displaying the name of the farm, business, owner, farm organization or advertising the products produced on the premises; Announcement signs attached or painted to a structure displaying farm, business, name or occupants. All accessories representative to sign not to exceed a total of fifty (50) square feet; Temporary signs not to exceed 20 square feet (e.g. real estate, for rent, bazaar, garage sale, political, etc.).

Conditional Uses: Small and Large Wind Energy Systems used primarily for on-farm consumption; Private garage/shed without existing residence to the provisions of Section 9.04 B.4.a of this Ordinance; Sand and gravel extraction; Nonmetallic mineral extraction; Riding stables; Equestrian trails; Governmental, institutional, religious, or nonprofit community use. A governmental, institutional, religious, or nonprofit community use; The sale and service of machinery used in agricultural production; Facilities used for the centralized bulk collection, storage and distribution of agricultural products to wholesale and retail markets; The storage and

sale of seed, feed, fertilizer and other products essential to agricultural production; Facilities used to provide veterinarian services for livestock; Other agricultural-related, religious, utility, institutional or governmental uses similar to those listed (in Section 9.09 C.1-15.); Transportation, communications, pipeline, electric transmission, utility, drainage use or Wind Energy System diverting power to the; Bed & Breakfast Inns

9.10 - A-4 Agricultural Residential District

Minimum 1 Acre, and width of 150Ft.

Principal Uses: One- and two-family dwellings; Churches and similar places of worship; Convents and monasteries; Public schools, parks and playgrounds; Private elementary and high schools; Fire stations; Public utilities, except antenna and communication towers; Customary agriculture operations including a garden, nursery, greenhouse and usual farm building, subject to the following restrictions: a. No building in which farm animals are kept shall be closer than one hundred (100) feet to any adjoining lot line. b. No storage of manure or odor or dust-producing substances shall be permitted within one hundred (100) feet of any adjoining lot line. No open manure pit or tank shall be permitted within three hundred fifty (350) feet of the road or any adjoining lot line. c. No greenhouse heating plant shall be operated within fifty (50) feet of any adjoining lot line. d. No swine farms or fur farms shall be permitted.

Accessory Uses: Private garage; Directional and temporary signs; Customary home occupations and buildings not commonly conducted as a business.

Conditional Uses: Public building and institutions; Hospitals, sanitariums, nursing homes, convalescent homes; Bed & Breakfast Inns; Small Wind Energy Systems

9.11 - A-5 Agricultural Rural Residential District

Minimum 3 Acres, and width of 250Ft.

Principal Uses: Single-family dwelling

Accessory Uses: Same as A-4 Districts; Utility buildings not greater than 75% of the principal building; Stable

Conditional Uses: Bed & Breakfast Inns; Small Wind Energy Systems

9.12 - PRD-1 Planned Residential Development District

Minimum 20 Acres

May be established within A-2, A-4, and A-5 zones.

Principal Uses: single- and multiple-family developments and normally attendant accessory uses; Manufactured/Mobile home courts shall be permitted in PRD-1 within a B-1 area only

9.13 - B-1 Business District

Minimum 15,000SqFt

Principal Uses: exercise center; Mini-warehouses; Motels and hotels; Parking lot

Conditional Uses: Same as A-4 Districts; Animal hospital; Bowling alleys; Business and professional offices and service; Dairies; Dance halls; Drive-in eating and drinking establishments; Gasoline filling station and public garage; Manufactured/Mobile home courts; Outdoor theaters; Printing and duplication; Private clubs and lodges; Public utilities, except antenna and communication towers; Radio and television broadcasting studio, tower and mast or microwave-relay structure, or communication tower; Shopping center; Signs and sign shops; Stores and shops for conduction of retail, service or wholesale business; Taverns and restaurants, excepting drive-ins; Theaters, excepting outdoor theaters; Adult Oriented Businesses; Small Wind Energy Systems

9.14 - Interchange Zone

See Town of Centerville General Ordinance

9.15 - C-1 Conservancy District

Minimum 20,000SqFt

Principal Uses: Grazing of animals and the raising of crops; Harvesting of wild crops; Hunting, fishing and trapping; Forestry; Non-residential building and structures used for the raising of wildlife and fish, and the practice of forestry; Boat launching areas and boat liveries; Public parks.

Conditional Uses: Recreational camps; Sale of bait.

Recommendation

Centerville's Zone for Agriculture Rural Residential District (A-1) should be converted to MCC Zone Large Estate Residential (LE)

Centerville's Zone for Agriculture District (A-2) should be converted to MCC Zone Rural Residential (RR)

Centerville's Zone for Exclusive Agriculture District (A-3) should be converted to MCC Zone Exclusive Agriculture (EA)

Centerville's Zone for Agriculture Residential (A-4) should be converted to MCC Zone Small Estate Residential (SE)

Centerville's Zone for Agriculture Rural Residential District (A-5) is not currently found to be in use, but could be converted to MCC Zone Rural Residential if needed.

Centerville's Zone for Business District (B-1) should be converted to MCC Zone Commercial/Business (CB)

Centerville's Zone for Conservancy (C-1) should be converted to MCC Zone Natural Area (NA), however, Centerville's minimum lot size for this zone is only 20,000sq.ft, whereas Manitowoc County requires 20 acres. A conversion would likely render many properties non-conforming.

Centerville's Zone for Planned Residential District (PRD-1) could not be found within current maps or data, suggesting there is no land of this nature that would require a rezone.

Centerville's Zone for Interchange Zone, zoning near the interstate, does not appear to be applicable or relevant to the Manitowoc County Zoning Code. No zone of this nature could be found on Town of Centerville's Zoning map nor GIS.

It should be expected that certain lots and properties will not perfectly convert to a new zone under Manitowoc County, and should be looked at carefully, on a case-by-case basis to determine zoning based on buildings and active uses.

There are several MCC Zone types that do not have a direct match to the Zone types of Town of Centerville, these being General Agriculture, High Density Residential, Lake Residential, and Industrial. The Properties and uses of Centerville should be carefully analyzed to determine if any of these zones would best suit that property.